

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES June 1, 2017

Call to Order: Chairman Dave Hoffman called the meeting to order at 7:02 p.m. Present were Planning Commission members Chuck Phillips, Mark Harris, Brent Van Lith and John Gontarz. Planning Commission Alternates in attendance were Penny Schenk and Paul Lagasse. Zach Elwyn was absent. Also in attendance representing the Township were Mgr. Joan McVaugh, Engineer Pete Eisenbrown and Secretary Sharon Norris. Eighteen members of the public were in attendance.

Public Comment: The following members of the public made comments regarding Avon Grove Charter School's (AGCS) proposed expansion plan: Mary McVeigh, Joe McVeigh, Jim Kirwin, and Joanne Piotrowski. Chairman Hoffman noted their comments for consideration during review of the plan.

Approval of Minutes:

a. May 4, 2017 PC Minutes: Mr. Gontarz moved, seconded by Mr. Phillips, that the minutes of May 4, 2017 be approved as submitted. Motion passed 5-0.

Planning & Zoning:

a. AGCS Preliminary/Final Expansion Plan: Attorney Joe Riper provided introductory remarks on behalf of the applicant and introduced the following AGCS consultants and staff members: Matt Heckendorn and Jerrod Bookhemmer, Architects; Dan Meier, Civil Engr.; Dan Hudson, Sewage Consultant; Guido "Guy" DiMartino, Traffic Consultant; and Kristen Bishop and Donna Archer, employees. Mr. Meier presented the applicant's response to Township Engineer Eisenbrown's May 25, 2017 review letter, summarized as follows:

I. **SALDO – Chapter 22:** §22-404, Preliminary Plan requirement, a waiver is granted; § 22-404.7 and 22.411, the insurance certificate and agreements will be provided; §22-502.L, a waiver has been requested. Discussion required with sewage consultant. The Township requires location of existing wells; §22-503.F, outside agency reviews will be provided – the NPDES permit is being submitted on June 2; §22-610.1.A(3), tree replacement one-to-one, a waiver is requested based on the size and location of the trees; §22-610.1.B(2)(h) – Landscape screening – the Board will decide; and §22-613 – EIAM report – waiver is requested based on no change in use.

II. **Traffic, Site Access and Internal Circulation Review, Chapters 22 & 25:** Guy DiMartino of Traffic Planning and Design, Inc. advised that a Note will be placed on the Plan regarding the Impact Fee of approximately \$50,000. He presented the "Circulation Plan" which is a Concept Plan that shows the existing traffic pattern of the "carline" and the proposed traffic pattern if the expansion plan is approved and becomes effective. Kristen Bishop, AGCS employee, provided additional information and answered questions. Various issues and potential solutions were discussed by the PC members with input and suggestions from Township Engineer Eisenbrown and applicant's attorney Joe Riper. Mrs. McVeigh expressed concerns regarding parking/stacking on Peacedale Rd. The applicant will consider the various concerns of the residents and the suggestions made by the PC and the Township Engineer and will come back before the PC for further review and discussion.

III. **Stormwater Management, Chapter 19:** Chairman Hoffman indicated that resolution of engineering issues will be handled by the engineers and do not require in-depth discussion with the PC at this time. Mr. Meier moved quickly through the list of issues on Stormwater, explaining the

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status of each. There were no questions from the PC. In response to previous comments/suggestions from the PC, Mr. Bookhemmer advised that a meeting has been scheduled with the local fire chief to review the plan and Mr. Heckendorn advised of a meeting with the Township's Code Official regarding ADA access to the athletic field and advised that a ramp has been added to provide access from the ground floor. Chairman Hoffman stated that the main issues for discussion at the July 6th PC meeting will be – traffic, tree replacement/location, and comments on septic design.

- b. Appleton Glen – Lot Line Adjustment: The applicants, DiFrancesco Appleton Trust, have submitted a Preliminary/Final Lot Line Adjustment Plan dated May 18, 2017, which has been reviewed by Township Engineer Eisenbrown, letter dated 5/25/17, and Sewage Consultant Stan Corbett of AECOM, letter dated 5.31.17. This lot line adjustment will remove Lot 5 from the previously approved Appleton Glen Subdivision Plan dated September 22, 2008, last revised January 8, 2009. Mr. Alan Hill of Hillcrest Associates represented the applicants, Wayne and Marylou DiFrancesco who were also present. Mr. Hill presented the plan and discussed the two review letters. Mr. Hill summarized the Township's requirements as follows: Notes will be added to the plans to satisfy the engineers' requirements; the Township Solicitor will review the updated deeds for the parcels; and the easement agreements will be reviewed by both the Township Solicitor and Engineer. He requested a recommendation from the PC.

Chairman Hoffman moved, seconded by Dr. Harris, that the Planning Commission recommends to the Board of Supervisors that they conditionally approve the preliminary/final lot line adjustment Appleton Glen Plan dated 5.18.17, with granting a waiver to Section 22-204, allowing for a preliminary final plan submission, and that the technical comments in the LTL letter dated 5.25.17 and the AECOM letter dated 5.31.17 be addressed to the satisfaction of the Township Engineer and Township Solicitor. Motion passed 5-0.

- c. Flood Plain Ordinance: Mrs. McVaugh explained the reasons why the Township's ordinance must be revised and advised that PSATS has enlisted the assistance of Leslie Rhoads who has submitted this draft ordinance for review. Sections written in red or identified by a side-bar notation were discussed by the PC and decisions were made regarding language that should be kept or deleted. Mrs. McVaugh will revise the draft accordingly for discussion at the June Board of Supervisors meeting.

Public Comment: No public comment.

Adjourn: Chairman Hoffman adjourned the meeting at 9:55 p.m.

Respectfully submitted,

John Gontarz
Planning Commission Secretary