



OFFICIAL UPDATE

This is a summary of the June 20, 2018, Franklin Township Board of Supervisors (BOS) meeting.

Chairman Auerbach called the meeting to order at 7:02 p.m. In attendance were Supervisors Morris, Snyder and Torres. Supervisor Dea was absent. Also in attendance were Solicitor Mark Thompson, Historical Commission and HARB Chairman, Paul Lagasse, and Manager/Treasurer, Joan McVaugh. There were 3 members of the public in attendance.

The meeting commenced with the Pledge of Allegiance to the Flag.

ANNOUNCEMENTS: There will be an executive session after tonight's meeting to discuss potential litigation.

Public Comment: There was no public comment.

Approval of Minutes: On motion by Supervisor Morris, 2nded by Supervisor Snyder the May 16, 2018 minutes were approved. Motion carried 4-0.

Disposition of Records: On motion by Mr Auerbach, 2nded by Supervisor Snyder, Resolution 2018-17 was approved 4-0. The motion authorized the erasure of the audiotape from the April 5, 2018 PC meeting and the May 16, 2018 BOS meeting.

Treasurer's Report: On motion by Mr. Snyder, 2nded by Supervisor Torres, the May 2018 Treasurer's Report was approved 4-0. The report includes the following disbursements and transfers: The General Fund with disbursements and transfers of \$179,505.69; the Park and Recreation Fund with disbursements of \$14,136.66; the Open Space Fund with disbursements of \$6,768.42; the Capital Reserve Fund with disbursements of \$25,003.81; the Emergency Services Fund with disbursements of \$709.00; and the Fire Hydrant Fund with disbursements of \$580.80; leaving a balance in all funds totaling \$1,251,582.45.

Zoning Officer/Building Inspector Report: Mr. Torres reported that during the month of May, 13 Permits were issued and 32 building inspections took place. \$3,461.07 was collected in building fees, \$0 in Rec, Open Space, Impact Fees and \$1,999.52 was collected in miscellaneous fees. There are four (4) ongoing zoning issues that are being monitored. 308 Heather Hills: The property is being cleaned up nicely. 3300 Appleton Road: The property owner was fined 2 separate charges and failed to appear in District Court; he has filed an appeal; 3327 Appleton Road: Jeff Vogels and the Solicitor filed the summary citation papers in District Court on May 8; however, the Township was recently informed that the Judge recused himself and now the Court must find a new judge to take the case before the owner can be served. 1651 New London Road: the property owner is intending to start a paving business and was notified that he must fill out the proper paperwork for a "change of use." The entire report can be found on the website: www.franklintownship.us

PC Report: PC member Paul Lagasse summarized the June 7, 2018 meeting. The PC reviewed the Bowwood Subdivision Sketch Plan which proposes 23 lots in New London Township with a small section of 6 lots in Franklin. Franklin would get no tax revenue from any of the lots. The PC requested that a note be added to the plan that no building be allowed on the FT portion of the lots and that no access to Walnut Glen Road be permitted except through the main entrance. The PC requested that they be able to review the plan

when it is in its final stages and would like the Solicitor to decide whether the Township needs to take action on the plan (The Solicitor has since said the PC should act on it.) They continued the Additional Dwelling Unit discussion with Jeff Vogels, the building/code/zoning official in attendance. After a lengthy discussion, they settled on the following: For properties less than 3.5 acres, only an attached ADU is allowable. For properties 3.5 acres to less than 10 acres, an attached or detached ADU is allowable. For parcels 10 acres and over, both an attached and detached ADU are allowable. They also added the following language to the Zoning Ordinance: *“A detached Additional Dwelling Unit shall require a Land Development Plan as defined in Section 22-202.”* The new ordinance is more restrictive than the current ordinance. The PC will continue to review the proposed ordinance at their next meeting. The PC also discussed requiring a variance under certain circumstances for winery/brewery applications and they will review a draft ordinance next month.

HARB & Historical Commissions – These commissions did not meet in June.

308 Heather Hills/North Creek Nursery Lot Line Change – 308 Heather Hills is a 1.9 acre parcel at the corner of Chesterville Road and Heather Hills Drive. The lot consists of a .9 acre “finger” that runs down to Chesterville Road. North Creek Nurseries owns a 9.5 acre parcel that borders the property and Chesterville Road. The owners of North Creek Nursery would like to incorporate that finger into their property to make it 10 acres and eligible for the Act 319 Tax break. The Solicitor has opined that the lot has to conform to the current zoning. They will go before the PC with their preliminary/final plan. The consensus of the Board is favorable as long as the new lot conforms to the current zoning requirements.

Wyndemere 18-month Maintenance Bond Release – On motion by Supervisor Morris , 2nded by Mr. Snyder, based on the recommendation of the Township Engineer in his June 11, 2018 letter, the Board unanimously authorized the release of the 18 month maintenance bond for Wyndemere Phase 2. Mr. Romanelli will pick up the bond from the Township office.

Solicitation in the Township – recently the Township received a number of calls from residents who were disturbed by sales people knocking on doors later in the evening making them uncomfortable, suspicious and angry. Over the years, residents have encountered door-to-door sales people who were rude and whose sales tactics were questionable; this is not the first time a Board has discussed passing a “no solicitation” ordinance. The Board discussed that this was a “low value” ordinance. The Township could not enforce such an ordinance; there is a considerable expense to draft and advertise an ordinance that cannot be enforced and what real benefit would it give residents. The consensus of the 4 Supervisors was not in favor of moving forward with this but want to wait for Supervisor Dea to weigh in before making a final decision. This item will be on next month’s BOS agenda.

Bamboo in the Township – the Board discussed whether to restrict the planting and growing of bamboo and enforcing its maintenance within 40’ of the road’s edge and/or any Township property. Bamboo is unique as it is a grass. After discussion, the Solicitor stated that bamboo is not covered by our tree ordinance and not in our current noxious weed ordinance. The consensus of the Board is that we need a separate ordinance to deal with bamboo since it is so unique. The Board directed Solicitor Thompson and Manager McVaugh to draft a bamboo ordinance for discussion at next month’s meeting when Supervisor Dea is in attendance.

Public Comment: There was no public comment.

Meeting adjourned at 8:30 p.m.