

# APPROVED

---

## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES August 2, 2018

**Call to Order:** Chairman Dave Hoffman called the meeting to order at 7:07 p.m. Present were Planning Commission (PC) members John Gontarz, Mark Harris and Brent Van Lith. Chuck Phillips was absent. Also in attendance on behalf of the Township were PC Alternates Donna Dea, Zach Elwyn and Paul Lagasse, Township Engineer Pete Eisenbrown, Mgr. Joan McVaugh, and Secretary Sharon Norris. Two members of the public were present.

**Public Comment:** There was no public comment.

**Approval of Minutes:**

a. *June 7, 2018 PC Minutes:* Mr. Gontarz moved, seconded by Dr. Harris that the June 7, 2018 minutes be approved. Motion passed 4-0.

**Planning & Zoning:**

a. *476 Chesterville Rd. Land Development Plan:* The current owners of this property are Mr. & Mrs. Danese. The former owners discussed this project with the Board of Supervisors at the Board's May 18, 2016 meeting. The property owner is building a 2<sup>nd</sup> single family residence with a detached garage and a stormwater basin on the property which will be occupied by Mr. and Mrs. Danese. The existing house is occupied by their daughter and her family. Zoning Officer Jeff Vogels determined that the 2<sup>nd</sup> dwelling is allowable by the Township Zoning Ordinance, however a land development plan is required. Mathew Mack of Ludgate Engineering, represented the applicants and presented the plan, explaining that the applicant is not seeking the PC's approval at tonight's meeting, they are looking for any preliminary advice that the PC may have at this point. They intend to come back next month seeking a recommendation for approval. The PC began by reviewing Township Engineer Eisenbrown's review letter dated July 25, 2018, item by item, and discussed the following waivers requested by the applicant:

- Waiver of §22-401.3.B to allow for a combined preliminary/final plan submission;
- Waiver of §22-412 which requires financial security;(Not required since this will be covered by the building permit.)
- Waiver of §22-411 which requires a developers agreement. (Not required since this will be covered by the building permit.)

The PC questioned the applicability of the Impact Fee provision which is listed in Engineer Eisenbrown's review letter as not being applicable. Their initial opinion is that if there is an additional dwelling there would be additional traffic and an impact fee should be charged. The PC also agreed that sidewalks and street lighting should not be required. The applicants will be back before the PC next month.

**Public Comment:** No public comment.

**Adjourn:** Chairman Hoffman adjourned the meeting at 7:44 p.m.

Respectfully submitted,

  
John Gontarz

Planning Commission Secretary