

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES September 6, 2018

Call to Order: Secretary John Gontarz called the meeting to order at 7:05 p.m. Present were Planning Commission (PC) members Chuck Phillips and Brent Van Lith. Drs. Hoffman and Harris were absent. Also in attendance on behalf of the Township were PC Alternates Donna Dea and Zach Elwyn, Township Engineer Pete Eisenbrown, Mgr. Joan McVaugh, and Secretary Sharon Norris. Three members of the public were present. PC Alternates Dea and Elwyn sat as members of the Commission for tonight's meeting.

Public Comment: There was no public comment.

Approval of Minutes:

a. *August 2, 2018 PC Minutes:* Mr. Van Lith moved, seconded by Mr. Phillips, that the August 2, 2018 minutes be approved as submitted. Motion passed 5-0.

Planning & Zoning:

a. *476 Chesterville Rd. Land Development Plan:* This is a 19.3-acre parcel with an existing single-family dwelling on it. The applicants are proposing to build a 2nd single-family dwelling, detached garage and a stormwater basin on the same property. The PC discussed this plan and the requested waivers at last month's meeting and provided preliminary advice to the applicants. The applicants are requesting the PC's recommendation for approval of their Preliminary/Final Plan at tonight's meeting. Township Engineer Eisenbrown led the discussion advising that the items listed in his 2nd review letter, dated August 21, 2018 have all been addressed. His 3rd review letter, dated August 31, 2018, was reviewed item-by-item and all requested waivers were discussed and approved. At last month's meeting, the impact fee requirement was discussed and since then it has been determined that this requirement does apply in this case. During the discussion regarding whether or not the Board should require sidewalks, Mr. Phillips suggested for a future discussion, that the PC consider identifying the areas of the Township where sidewalks would accommodate traversing the Township on foot rather than by auto and making that information a requirement for future development plans in those designated areas. It was noted that many of those areas are on state roads, which adds to the complexity of the issue.

Mr. Gontarz moved, seconded by Mr. Van Lith, that the PC recommend that the Board of Supervisors approve the 476 Chesterville Road Land Development Plan, Ludgate Engineering Corporation Plan #D770117, with the following waivers:

- §22-401.3.B – To allow for combined preliminary/final plan submission;
- §22-412 – which requires financial security. Not required, covered by bldg. permit;
- §22-411 – which requires a developer's agreement. Not required, covered by bldg. permit.

The PC also recommends that the Board not require sidewalks or street lighting due to the rural nature of the area. The NPDES permit must be obtained. The Applicant must pay an Impact Fee of \$3,510.60 at the time of obtaining a building permit. There is no Fee-in-Lieu of open space as no new lots are being created. Before recording, all outstanding issues in the Township Engineer's review letters must be addressed, and any and all outstanding fees must be paid in full. Motion passed 5-0.

APPROVED

- b. 308 Heather Hills – Lot Line change: Mr. Henry Loustau is the owner of 308 Heather Hills. The parcel is approximately 1.9 acres, contains one single family dwelling and is in the LDR Zoning District. The adjacent property, North Creek Nursery, is owned by Steve Castorani and consists of 9.5 acres and is in the Village District. Both landowners were in attendance. Mr. Loustau would like to subdivide his property to remove the “finger” of land that runs along Heather Hills Drive and is adjacent to Mr. Castorani’s property. Mr. Castorani would like to add that “finger” to his property in order to qualify for Act 319. The applicants applied for a variance from the Zoning Hearing Board (ZHB) and received approval at the ZHB’s August 29, 2018 meeting. They are requesting a recommendation for approval from the PC. Township Engineer Eisenbrown led the discussion, referencing his letter of 09.06.18 and a one-page plan prepared by Hillcrest Associates. The PC members asked and received clarification from the applicants and Mr. Eisenbrown of certain items. Mr. Eisenbrown advised that the applicants may want to request various waivers from specific SALDO requirements and noted that Hillcrest Associates is very familiar with the Township’s ordinances, and will prepare a list of waivers and a letter justifying them, which will be reviewed by the Township engineer and staff.

Mr. Gontarz moved, seconded by Mrs. Dea, that the Planning Commission recommend to the Board of Supervisors that they approve the 308 Heather Hills Drive Lot Line Change, contingent upon the submission of a formal plan for Pete Eisenbrown’s review and approval prior to the September 26, 2018 Board of Supervisors’ meeting, with the following requirements:

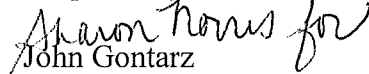
- UPI 72-2-73 is to be deed restricted against driveways or roads connecting to Heather Hills Drive so that no access will be permitted into Heather Hills;
- Both UPI numbers, 72-7-71.7 and 72-7-73 are to be surveyed prior to BOS approval;
- The recommendations made by the ZHB are to be included on the plan;
- Prior to recording, any and all outstanding fees must be paid to the Township.

The PC also recommends that the Board not require sidewalks or street lighting due to the rural character of the area. The applicant may ask for waivers, including but not limited to, detailed survey contours, steep slope analysis and wetland delineation. Motion passed 5-0.

Public Comment: No public comment.

Adjourn: Secretary Gontarz adjourned the meeting at 7:40 p.m.

Respectfully submitted,


John Gontarz

Planning Commission Secretary