

APPROVED

FRANKLIN TOWNSHIP BOARD OF SUPERVISORS' MINUTES May 18, 2016

Call to Order:

Mr. Auerbach called the meeting to order at 7:04 p.m. Present were Supervisors Dea, Schenk, Torres and Snyder. Also present were Planning Commission Chairman Dave Hoffman, HARB & Historical Commission Chairman Paul Lagasse, Manager/Treasurer Joan McVaugh and Secretary Sharon Norris. There were 4 members of the public in attendance.

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

Public Comment: There was no public comment.

Approval of Minutes:

- a. BOS Minutes of March 16, 2016: Mr. Auerbach moved, seconded by Mr. Snyder, that the Board approve the March 16, 2016, v3 minutes, as presented by the Township Secretary. Motion passed 5-0.
- b. BOS Minutes of April 20, 2016: Mr. Auerbach moved, seconded by Mr. Snyder, that the Board approve the April 20, 2016, v3 minutes, as presented by the Township Secretary. Motion passed 5-0.
- c. Disposition of Records – Resolution 2016-16: Mr. Auerbach moved, seconded by Mrs. Schenk, that the Board approve Resolution 2016-16 regarding the Disposition of Records for the Board of Supervisors' meetings of March 16 and April 20, 2016 and the Planning Commission Meeting of April 7, 2016. Motion passed 5-0.

Reports:

- a. Treasurer's Report for April 2016: Mr. Auerbach moved, seconded by Mr. Torres, that the Board approve the April 2016 Treasurer's Report which includes the following disbursements: The General Fund with disbursements and transfers of \$378,752.64; the Park & Recreation Fund with disbursements of \$17,255.74; the Open Space Fund with disbursements of \$7,172.61; the Capital Reserve Fund with disbursements of \$911.00; the Highway Aid Fund with disbursements of \$3,200.00; the Emergency Services Fund with disbursements of \$29.99; and the Fire Hydrant Fund with disbursements of \$580.80, leaving a balance in all funds totaling \$1,098,932.37. Motion carried 5-0.
- b. Zoning Officer's Report April 2016: Mr. Auerbach reported that during the month of April, 6 new permits were issued and 32 various inspections were performed. Building/zoning fees collected were \$2,861.95; Recreation and Impact fees 0; and \$805.00 in miscellaneous fees were collected. There are 5 zoning issues. One has been resolved, three are being addressed by the property owners and one letter has been sent.
- c. Planning Commission (PC) Report: Chairman Dave Hoffman reported on the May 5th meeting at which the PC discussed the draft ordinance adding brewery as an accessory to agriculture. The revised ordinance will be discussed again at the June PC meeting and will come to the Board in June for approval to advertise. Mrs. Dea asked about outdoor activities being permitted within 50 ft. of the property line with a buffer, rather than 100 ft., and whether there are other ordinances that might be applicable. Dr. Hoffman is not aware of any.

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- d. HARB/HC Report: Neither of these committees met in May. Mr. Lagasse reported on the May 12th program, co-sponsored by Franklin and New London Historical Societies, presented by historian Emily Kilby, which was well attended. He reminded everyone that the Kennett Township Historical Commission will host a program by Catherine Quillman, "How We Grew What We Grew" on May 19th at the Kennett Township Building at 7 p.m. He reported that nothing significant has occurred recently with Eastern Shore's activities regarding the proposed route of the pipeline, but noted that the route must be finalized by the end of July. Mrs. McVaugh stated that there have been several easements reported on the recent transfer tax statements.

Old Business:

- a. Township Office Renovation Discussion: Mr. Auerbach updated the Board regarding plans to renovate the office building. As previously stated, this project will be done in stages as the budget allows, and to permit the office to continue to function while the renovations are occurring. The overall concept is to have a dedicated meeting room which will be the only public area in the building. This would require that the work stations and files currently located in the meeting room be moved to other areas of the building and the small restroom will need to be made ADA compliant. The project is currently prioritized as follows: 1) Renovate the meeting room restroom into an ADA compliant restroom; 2) Renovate the existing back office so that the Township Manager's desk can be moved into it; 3) Repair the wall separating the former salt storage area from the back storage room; 4) Renovate the back room storage area to include offices for the Assistant Manager and the Zoning Officer, and areas where the active files and subdivision files can be stored. Mr. Auerbach presented three preliminary plans for renovating the meeting room restroom which were discussed by the Board. He has been talking to a local contractor regarding the overall renovation and intends to have the Township Engineer (LTL Consultants) review all plans prior to implementation.

New Business:

- a. Land Use/Zoning Discussion regarding accessory residences: This discussion occurred as a result of a request from a prospective buyer of a 19.3 acre parcel located at 476 Chesterville Road. The current owners are Mr. & Mrs. Ward. The sale is contingent on being able to build an additional house on the property which already contains an existing house, pool and barn. The current Township Zoning Officer has interpreted the Township Zoning Ordinance for the AR District to allow this use. The prospective buyer is requesting a letter to that effect. As a result of his review, the Township's current Zoning Officer is recommending that the Ordinance be revised to clarify certain vaguely written sections to make them more literal so they can be easily understood by anyone reading the Ordinance. As stated by the MPC, it is the responsibility of the Zoning Officer to make a literal interpretation of our Ordinance. Mr. Auerbach requested a sense of the Board regarding the policy they would like to see implemented going forward. The Board's position is to accept the decision of the Zoning Office regarding the current situation and to consider revising the Ordinance to permit more than one residence on certain parcels, but they recognize the complexity of the task and will do additional research to arrive at a bullet list of issues for further discussion. Mr. & Mrs. Ward and PC Chairman Dave Hoffman participated in the discussion.

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Public Comment: Mr. Lagasse commented that he's pleased that the Board is considering these renovations to the office building, however he would like to see progress on the improvements to the outside of the municipal site and asked that the plan prepared by LTL Consultants be revisited. Mr. Auerbach agreed to do so and requested that it be an agenda item for the June meeting.

Mr. Zach Elwyn commented on the state of disrepair of Chesterville Road from the intersection of 841 to Creek Road. Mrs. McVaugh informed everyone that Chesterville Road is a state road and Jeff Eastburn has repeatedly contacted and sent pictures of the poor condition of the road to PennDOT. They said it is "on the list". Mr. Elwyn also discussed the difficulty of exiting his driveway onto Gypsy Hill Road because of zero sight distance due to the hill just beyond his driveway. He is considering widening the end of his driveway and removing a large tree in an attempt to improve the sight distance and wondered what, if any, regulations he might need to consider. Mr. Auerbach said he will help Mr. Elwyn determine what could be done and explained that there may be permit fees for which Mr. Elwyn will be responsible.

Mr. Lagasse discussed creating a Historical Commission Facebook page, similar to other municipalities, which would allow two-way communication. The Board is supportive of this endeavor.

Adjourn: The meeting was adjourned at 8:12 p.m.

Respectfully submitted,



Sharon Norris
Township Secretary

BOS Mtg. 05.18.16.v.2.ER