

**FRANKLIN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 6, 2017**

PRESENT

Charles Bowers
Mark Wenrich
Dana Taylor
Engineer Phillip Brath
Secretary Nancy Zentmeyer

GUESTS

See attached sign-in sheet

CALL TO ORDER

Vice Chairman Bowers called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Motion: Ms. Taylor made a motion to approve the minutes of January 9, 2017.
Seconded by Mr. Wenrich. The motion carried.

DEADLINE FOR PLAN SUBMISSION

The deadline for plan submission for the March 6, 2017 meeting is February 10, 2017.

PLAN REVIEWS

Old Business

1. Lorin Stough, Final Subdivision Plan, File #2015-07-13

Mr. Eric Diffenbach was present representing the revised Stough plan. It was noted that the zoning officer made the determination that the variance is not needed now. The plan was revised as per Hill & Associates comments. Engineer Brath reviewed his comments on the plan.

Zoning

1. The township zoning officer has provided an opinion regarding the previous zoning comments and this appears to be complete.

SALDO

1. Owner's acknowledgement and related certifications by the surveyor are required prior to final approval (306.D.1).
2. The sewage facilities planning modules for the proposed lot must be approved by DEP prior to final plan approval. The planning module has been submitted to the township for review and approval of the municipal planning body and SEO (316.A.6).
3. Provide an agreed fee in lieu of recreational area prior to final plan approval (415).
4. Property corner markers shall be installed or bonded prior to final plan
5. When the development fronts a public road the township shall require the developer to improve the roadway to meet minimum cartway requirements. The subdivision

fronts on a township road, Capitol Hill Road. This street is classified as a collector road, with a minimum cartway width of 28 feet. The plan shows this road as having a cartway width of 20 feet. Additional cartway, or a fee in lieu of, is required for the property frontage prior to final plan approval. A construction estimate for a portion of the road widening of Capitol Hill Road fronting lot 3 has been submitted with a request for a waiver for lots 1 and 2. PC and BOS should review and provide a decision on length of required improvements (4.101.C.2.b).

SWM

1. The plan is proposing the use of an exemption to part of the stormwater management ordinance through Disconnected Impervious Area (DIA) as a means of stormwater management. Some modification and clarification of the stormwater routing and contribution areas are required prior to final plan approval. The site plan should show the proposed rain garden. All proposed stormwater features required to determine compliance with DIA requirements should be shown on the plan (302.A.2).
2. The authorization of the exemption is at the discretion of Franklin Township and subject to certain requirement of the ordinance (302.B.1).

Waivers

1. In the case of a land development fronting on an existing road of improper cartway width, the developer shall improve the roadway to meet the minimum requirements or provide a fee to be placed in the road improvement fund (4.101.C.2.b). The applicant is requesting a waiver from a portion of this ordinance requirement.

General Recommendation and Surveyor Comments

1. Comments are satisfied.

Sewage Planning Module

1. It is anticipated that the SEO has reviewed this module and provided comments, accordingly we have limited our review to previous engineer's comments to the Commission and Board and the current status of the plan. There are some informal updates to the engineer's December 28 letter and attachments to facilitate coordination and move the plan forward. Updates have been marked in the margin and can be discussed where necessary. A formal review and letter can be provided upon request.
2. Municipal Planning Agency Review – review has been updated and provided for the Planning Commission use.

Motion: Ms. Taylor made a motion to authorize the signature on the planning module. **Seconded** by Mr. Wenrich. The motion carried.

The issue with road improvement fees was again discussed. Lots 1 & 2 will not have any development on them, only lot 3.

Motion: Mr. Wenrich made a motion to deny the waiver request for lots 1 & 2. **Seconded** by Vice Chairman Bowers. The motion carried.

It was noted that the modules for Lots 1 and 2 have been approved. There was discussion on an easement for the on-lot system, a maintenance access. There needs to be a cost to repair the line to be put in an escrow account. Previously the cost was set at \$5,000.00. There was discussion on if an agreement is needed for access easement to be able to go through each property. It was suggested to write it on the plan. It was noted that a document is needed and should be recorded with the plan. It was also noted that emergency permits can be obtained if needed.

Motion: Vice Chairman Bowers made a motion to recommend approval of the Lorin Stough subdivision plan contingent upon satisfaction of all comments of the engineer's letter dated February 2, 2017 and a satisfactory letter regarding the easement. **Seconded** by Mr. Wenrich. The motion carried.

A letter was received in December 2016 from DEP that the planning module was approved. This plan will go on the March BOS agenda for action.

New Business

There were no new plans to discuss at this time.

OTHER BUSINESS

Road Improvement Fees

Warrington and Monaghan Townships were contacted to see how they handle road improvement fees with subdivision and land development plans and it was noted that the applicant either will put up the money or do the work themselves. They have no "in lieu of fee" and it is based on the square footage.

Economic Development, Changes in Zoning

Chairman Yerger had contacted the YCPC regarding this issue and he has submitted an email to all of the PC members. The PC members would like some directive from the BOS as to what they would like the PC to look at. When zoning was first put into place the residents of the township wanted to keep it rural. It was asked if there are targeted areas that need to be looked at. There was discussion on the infrastructure that would be needed to re-zone areas for commercial, such as public water and sewer. The regional comprehensive plan would also need to be looked at. This would also need to be incorporated into the Act 537 plan. It was asked what the PC's visions are for the future of the township. It was suggested to have a planning team/committee consisting of 2 PC members and 2 BOS members to make this a joint effort. It was noted that stormwater management should come from the PC. Engineer Brath explained what his engineering firm does with planning consultants, comprehensive planning and other things that can be done to start the project and the cost that would be involved. A proposal will be drafted.

QUESTIONS FROM THE FLOOR

Trina Shughart, Bethel Church Road

Ms. Shughart was here to ask for some direction on a subdivision plan that was done with regards to a lot she had purchased from her neighbor. Ms. Shughart indicated that she was told by the BOS that she needs to purchase the lot in order for the subdivision to go through. The lot is non-buildable since it did not perc, but was told if she brought fill in for 4 years then have it re-perced to see if it could be built on. This is not a standalone lot. After Engineer Brath reviewed the plan briefly it was suggested that Ms. Shughart contact an engineer and attorney to advise her how to proceed.

OTHER BUSINESS

September Meeting – Set Date

Since the first Monday in September falls on Labor Day it was suggested to hold the PC meeting on September 5.

ADJOURNMENT

Motion: Ms. Taylor made a motion to adjourn the meeting at 8:26 p.m. **Seconded** by Mr. Wenrich. The motion carried.

Respectfully submitted,

Nancy Zentmeyer,
Township Secretary