

## Franklin Township Planning Commission Meeting Minutes

June 21, 2023 Meeting

Planning Commission Members Present: Denny Robinson, JR Crushong, Gary Deardorff, Jim McDannell, Bicky Redman

Commission Members Excused: Eric Miller, Dale Graves

Other Attendees for Township: Lynda Beckwith, PMCA Assistant Zoning Officer, Dominic Picarelli, KPI Technology

Denny Robinson, Chair called the meeting to order at 7:02 PM

Minutes of the May 17, 2023 meeting were reviewed, with no changes. Gary Deardorff made a motion to approve. Jim McDannell seconded the motion. All voted to approve.

### Agenda Items:

543 Crooked Creek Road Subdivision- Dominic Picarelli summarized the subdivision plan for the Commission members. Basically the Bucks are subdividing out almost 30 acres containing the Museum and all infrastructure (Lot 2), while retaining the balance of 112.3 acres (Lot 1) as agriculture. 5 waivers are being requested, and some outstanding issues need to be addressed (see KPI's Memorandum of June 19, 2023).

The 5 waiver requests and KPI's responses in order of discussion (See Johnston and Associates Inc Letter of April 18, 2023):

1. Request to forgo the preliminary plan submittal requirements and be considered as a final land development plan– no objection by KPI
2. Request to provide plan scale not in accordance with requirements – no objection by KPI, as scale presented is legible per KPI's needs
3. Monuments and markers requirements – applicant requesting the placement of only one concrete marker, noting other existing identifying pins and pipes at boundary corners – no objection by KPI
4. Curbs and gutters requirements – applicant noted there is no existing curbing or stormwater runoff condition to warrant these improvements, as there will be no development taking place on Lot 1 – no objection by KPI
5. Required right-of-way and cartway width – applicant is requesting deviations based upon no current planned development of Lot 1 at this time, after having already performed extensive improvements on a portion Crooked Creek Road – KPI stated any cartway width decisions would need to be made by the township supervisors, but stressed that the township should be granted the right-of-way now

Lynda Beckwith, PMCA provided plan review comments (See PA Municipal Code Alliance Memorandum of June 20, 2023).

1. The adjusted tract area, constrained lands were not called out or depicted on the drawings, noting that it is difficult depicting while not knowing what the possible future use may be on Lot 2 – then discussed another method they may use , that of adding a chart of what lands are left. The amounts specific to Lot 1 are known, as it will not be developed at this time.
2. Some “housekeeping” notes were also discussed.

County’s comment was also discussed concerning the recommendation of showing the actual development area – it was then noted by Dominic Picarelli that the township has always been lenient concerning this matter, and it can be shown when the applicant gets permits.

The Bucks offered that Lot 1 is the only concern, they want to get it cut out and not have any part of the septic system on this land. They expressed their desire to get conditional approval now. They also expressed appreciation for the prime soils being called out.

The Commission agreed the Crooked Creek right-of-way should be granted to the township now.

The Commission recommendations on the requested waivers (as presented in the April 18, 2023 Letter) were as follows, after a motion made by JR Crushong and seconded by Gary Deardorff, with all Commission members voting in the affirmative:

Waiver Request 1 – approved acceptance as the final land development plan

Waiver Request 2 – approved acceptance of submitted plan scale

Waiver Request 4 – approved acceptance of one concrete monument along Crooked Creek Road

Waiver Request 5 – approved dismissal of curbing/stormwater control requirements (as related to Lot 1 not being developed)

In an additional motion made by JR Crushong and seconded by Jim McDannell, with all Commission members voting in the affirmative:

Waiver Request 3 – approved acceptance of existing cartway, with no further road widening along Crooked Creek Road at this time. With regard to the right-of-way requirement, the township shall be granted the right-of-way by the applicant and it shall be shown on the plan.

JR Crushong made a motion to conditionally approve the Buck Final Development Plan, contingent on meeting all of the issues raised by KPI and PMCA in their memorandums. Jim McDannell provided a second to the motion, and all Commission members voted in favor.

## Zoning Changes Discussion:

Meeting attendees were asked to provide any comments they may have concerning suggested changes to the current zoning regulations. The following comments were received:

Vegetation screening requirements are very expensive, especially in regard to specific species required by the township. Screening requirements are located in the zoning chapter, and therefore requires going to the zoning hearing board for any decision-making. Existing native species should be taken into consideration for meeting the requirements. Also wondered if a waiver would be accepted if an adjacent property owner did not want the vegetative screening. A written request could be presented to the township for consideration by the adjacent property owner during the planning phase. The township previously discussed allowing existing vegetation to be recognized under the requirements and can further look into this matter.

As the township grows, there should be a friendlier approach to allowing shared additional uses at various locations (used the example of a site identified as a shopping center, and now hosting a café as a second use at that location).

There is no definition in the zoning as to what constitutes a business – one tax entity may have several current uses (used the example of home-based pottery making and eBay sales) – the current zoning doesn't reflect the realities of eCommerce.

A clarification is needed on what the term public water actually means for multi-family (in Village Overlay), it should be defined and include approval by the Pennsylvania Department of Environmental Protection. It was noted that should any terms not currently be included in the zoning, the commonly accepted definition is used.

A request was made that all future zoning workshops be advertised on the township's website – the next one will be 6:00 PM on July 19.

Denny Robinson, Chair adjourned the meeting at 8:10 PM.

Respectfully submitted by Bicky Redman