

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – July 17, 2024

Commissioners in attendance:

Dennis Robinson, Dale Graves, Eric Miller, JR Crushong, Gary Deardorff, Jed Fetter, Kathleen Reilly

Others in attendance:

Dominic Picarelli, KPI Technology.

CALL TO ORDER

- Meeting called to order by Dennis Robinson, Chairman, at 7:00pm.

APPROVAL OF JUNE 2024 MINUTES

- **MOTION to *APPROVE June 2024 minutes*, by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- Final Subdivision Plan for Dynamic Hydra-Pruners
- The commission reviewed a revised land development plan for a property transferring 1.14 acres to a neighbor. Outstanding issues included the property's non-conforming status due to dual use as a residence and business, and a one-story dwelling encroaching on the front setback. The applicant suggested aligning the land use with the development plan, but the non-conforming status still needed official registration.
- Additional housekeeping items required attention, such as signing the plans and ensuring compliance with prior subdivision requirements. The commission acknowledged these remaining comments were minor and could be resolved easily.
- **MOTION: The Planning Commission *RECOMMENDS CONDITIONAL APPROVAL* of the final subdivision plan, pending the applicant addressing the comments as noted by both KPI and PMCA, by Gary Deardorff, seconded by Dale Graves.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- Planning Waiver & Non-building Declaration – Dynamic Hydra-Pruners

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- **MOTION: The Planning Commission *RECOMMENDS APPROVAL* of the Dynamic Hydra-Pruners planning waiver and non-building declaration, by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**
- Chapter 138. Streets & Sidewalks – Changes
- The planning commission considered a proposed change to Ordinance Chapter 138, which concerns streets and sidewalks. The amendments aim to require companies that may potentially damage roads during work, such as logging or utility companies, to post bonds ensuring road repairs after their work is completed.
- A significant discussion point was ensuring the ordinance's clarity regarding traffic control plans. The ordinance mandates that any work on township streets, particularly those requiring road closures or detours, must have a submitted traffic control plan. Concerns were raised about the ordinance's language, which seemed ambiguous about whether it applied only to nighttime closures or all closures. The discussion highlighted a need for clearer wording to ensure that all types of road work and potential detours are covered, regardless of the time of day.
- It was suggested to rephrase the ordinance's sentence structure to clearly delineate the three main points: the requirement for traffic control plans for all street work, nighttime closures without active work, and any necessary detours. This revision would make the ordinance easier to understand and enforce. The final recommendation was to work and refine the wording and present the revised ordinance at the next meeting on August 1st.
- **MOTION: The Planning Commission *RECOMMENDS APPROVAL, PENDING VERBIAGE CLARIFICATION*, of the proposed ordinance change, by Jed Fetter, seconded by Dale Graves.**
 - **MOTION CARRIED UNANIMOUSLY.**

GUESTS

ADJOURN

- Meeting adjourned at 7:45 pm by Dennis Robinson, Chairman.