

MINUTES

Franklin Township Planning Commission

December 18, 2019

In attendance:

Pat Schindel, Gary Deardorff, JR Crushong & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

The meeting was called to order by Pat Schindel at 7 pm.

Approval of October 2019 Planning Commission Minutes *(November's meeting was cancelled)*

MOTION by Deardorff, seconded by Crushong to approve the October minutes. Motion carried.

Guests:

Jerry Dayton – Sketch – 715 Belmont Rd. – Ag Zone

Mr. Dayton has a contract on this property which is 22 +/- acres. He would like to subdivide approximately 1.9+/- acres to give to a son. The property is currently in Clean & Green and he realizes it will have to be removed and back taxes will need to be paid. He has been in contact with the County regarding the C&G program. He would also like to use the same driveway for the subdivision which several other homes are using currently on the property. Mr. & Mrs. Dayton will move into one of the homes and use the other one as a rental for someone who will work at their horse farm.

Dominic has some concerns about 3 residences using the same driveway and already having two (grandfathered) homes on the same lot. They could possibly show a panhandled lot on the plan. We suggested he contact his engineer and have the plan drawn.

Alan Mahone – Sewage Facilities Planning Module – 3465 Old Route 30 – Residential zone

The sewage planning module is for a single-family residential land development located on 6.18 acres within the Residential District. The plan proposes the construction of a 3-bedroom single family home with the removal of two existing mobile homes. A privately-owned small flow treatment facility with stream discharge (Clear Creek) is proposed and consists of a dual chambered septic tank, Ax20RTUV with a UV disinfection unit.

Dominic stated after review Mr. Mahone's revised plan sheet dated October 22, 2019, he still needs to show the well on the plan so the engineer can verify the isolation distances from the tanks. Also, the proposed septic tanks should be specified as dual chambered, wetlands should be clearly demarcated and all narratives in the module should be updated to reflect the connection of the new mobile home to the SFTF. The Planning Commission will need to fill out the SFPM Component 4A.

Per Dominic, the Sewage Facilities Planning Module is incomplete.

Frank and Loni Buck - (Land Development plan) ***World War II American Experience Museum*** – 545 Crooked Creek Rd. – Ag Zone

Dominic has spoken with the Bucks' engineer and they should have a revised plan in about a week with an extension letter.

Mr. O'Shea, concerned citizen along Crooked Creek Rd, was present to ask about who is responsible for getting a traffic study started, especially for the section of the road between the proposed museum and US Rt. 30. His concern is the road isn't designed to handle the traffic flow they currently have, let alone the potential bus traffic coming off US Rt. 30. Dominic said the Bucks' engineer mentioned they were having a traffic study done, but we don't know at this point, if it will be sufficient. KPI Technology should be receiving the plan for review soon.

MOTION by Deardorff, seconded by Lower, to table the plan. Motion carried.

Meeting adjourned at 7:31 PM.

Respectfully submitted,

Mary Lower

Planning Commission Secretary