

MINUTES

Franklin Township Planning Commission

July 17, 2019

In attendance:

Dennis Robinson, Pat Schindel, Gary Deardorff, Bicky Redman, JR Crushong, James McDannell & Mary Lower
Also present: Dominic Picarelli from KPI Technology Inc.

The meeting was called to order by Dennis Robinson at 7 pm.

Approval of June 2019 Planning Commission Minutes

MOTION by Deardorff, seconded by Redman to approve the June minutes. Motion carried.

Plans:

Twin Springs Fruit Farm Revised Landscape Plan

Screening plantings were changed for one portion of the boundary along the Stambaugh property line, per the request of the Stambaughs to Twin Springs. The main change is removal of the white pine trees (meeting the Township's requirements) and replacing with crabapple trees (not meeting the Township's requirements). We reviewed the letter from the township's Zoning Hearing Board Solicitor, Matthew Battersby, Esq., who states it was decided that the Zoning Hearing Board did not have jurisdiction to change/modify or waive requirements set forth by the Franklin Township Planning Commission and the Township Supervisors. Thus, Twin Springs Fruit Farm withdrew its Zoning Hearing Application. Dominic received a forwarded email from Wilbur Slothour, that it's the Township's decision. Dominic was unable to speak with the Township's solicitor, Bernard Yannetti, Esq., to get a concurrence before this meeting.

MOTION by Schindel, seconded by Redman, to recommend conditional approval for landscaping changes to the original plan pending our solicitor's concurrence with Battersby's letter, signatures, the bonding of all trees and the Supervisor's approval. Motion carried with Robinson and Deardorff abstaining.

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

The sewage planning module is for a single family residential land development on 6.18 +/- acres. 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. The plan proposes the construction of a 3-bedroom single family home and the removal of two (out of four) existing mobile homes.

Mr. Mahone provided a plan that has the system shown and copies of the deeds that show two different properties. He still needs to provide a copy of the wetlands study from Environmental Design, Inc. Mr. Mahone will provide KPI Technology a complete package before next month's meeting.

Old Business:

Darren and Meagen Hartzell – (Preliminary/Final) - Church Rd. – Residential Zone

Subdivision of an 8.695 +/- acre parcel of land into two lots (Lot 5, 1.494 +/- acres & Lot 1, 3.259 +/- acres) and two lot additions (Parcel A, 2.938 +/- acres added to the Sanborn property and Parcel B, 1.004 +/- acres added to the Topper property).

We briefly discussed the Hartzell plan. According to KPI Technology's comments date 7/8/2019, the proposed Lot 5 does not meet the required 150 foot lot width requirement (175-10.D), as well as several other requirements (See attached July 9, 2019 Letter from Land and Sea Services). According to their engineer there is a possibility that an adjoining lot owner (Sanborn) will be purchasing Lot 5. If so, there will be only one building lot on this subdivision. A note is required to be recorded on the deed and subdivision plan about no further development.

The Supervisors granted Hartzell a 90-day extension.

Meeting adjourned at 7:12 PM.

Respectfully submitted,

Mary Lower, Planning Commission Secretary