

Franklin Township Planning Commission

September 21, 2016

In attendance:

Dennis Robinson, Pat Schindel, JR Crushong, Bicky Redman, Gary Deardorff & Susan Plank

Also present: Dominic Picarelli from KPI Technology Inc., and Robert Sharrah, Sharrah Design Group, Inc.

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

Approval of August 2016 Planning Commission Minutes

MOTION by Redman, seconded by Schindel to approve the August minutes. Motion carried.

Guests:

William Jr. and Wendy Parr – Preliminary/Final Plan – Old US Route 30 – Residential Zone Plan is to subdivide a 5.773+/- acre lot (lot 3A) from an existing 10.532+/- acre lot (lot 3). The proposed lot is considered nonconforming because existing buildings are located within the buildings setbacks; however, this subdivision will not have a positive or negative effect on the nonconformity. Robinson read KPI Technology's comments dated 9/2/16.

Issues are the following:

Zoning Ordinance comments – (Comments of the engineer regarding zoning are subject to review or interpretation of the Zoning Officer and Township Solicitor

- All subdivision related zoning matter appear adequate.

Subdivision Ordinance comments –

- An Owner's acknowledgment needs to be executed. (146-303.A.16)
- Sewage planning approval from DEP is required. (146-303.B.1)

Modifications Requested:

- Modifications for Sections 146-204.A.5.b, 146-402.A.5.c.2, 146-402.A.5.c.3 and 146-402.A.5.c.4 have been approved by the Franklin Township Board of Supervisors on September 1, 2016.

Dominic Picarelli of KPI informed the Planning Commission and Mr. Sharrah that the Solicitor for the Township, Mr. Bernie Yannetti, is requesting as a requirement to the plan approval process that they provide the Township with a copy of an executed road maintenance agreement for all users of the common roadway. Mr. Bob Sharrah informed the Board that he had not heard anything about this but would call Mr. Yannetti's office and find out what exactly he wants and work on getting it completed.

MOTION by Schindel, seconded by Redman, to approve the Preliminary/Final drawings upon condition of the modules and the road maintenance plan being in place. Motion carried.

Old Business:

New Business:

Knouse Fruitlands

Mr. Bill Hinkle requested to be on the agenda but was not present at the meeting.

Dominic Picarelli, KPI asked Mr. Bob Sharrah if there was anything going on at Laurel Run. Mr. Bob Sharrah informed the Planning Commission that he had not heard anything from the New Owners and did not expect to. Dominic Picarelli, KPI informed the Board that the extension will be an item in January that will need to be address.

Meeting adjourned at 7:30 pm.

Respectfully submitted,

Susan Plank
Township Secretary/Treasurer