

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES November 1, 2018

Call to Order: Chairman Dave Hoffman called the meeting to order at 7:00 p.m. Present were Planning Commission (PC) members John Gontarz, Mark Harris, Chuck Phillips and Brent Van Lith. Also in attendance on behalf of the Township were PC Alternates Donna Dea, Zach Elwyn and Paul Lagasse, Mgr. Joan McVaugh, Assistant Manager, Jeff Eastburn and Zoning Officer Jeff Vogels. One member of the public was in attendance.

Public Comment: There was no public comment.

Approval of Minutes:

a. October 4, 2018 PC Minutes: Mr. Phillips requested that a revision be made to the minutes as follows: Pg. 2, under "Discussion of Additional Dwelling Units", delete the 4th sentence "Mr. Phillips expressed ... on interpretation". Mr. Gontarz moved, seconded by Mr. Phillips, that the October 4, 2018 PC Minutes be approved as corrected. Motion passed 5-0.

Planning & Zoning:

a. Continuation of Additional Dwelling Unit (ADU) Discussion: The PC reviewed the revised draft which resulted from their October 4th discussion. Zoning Officer Jeff Vogels started the discussion by listing his recommended revisions as follows:

- Pg. 1, Section 1: Include the term "*Accessory Dwelling Accommodations*" in the list of defined terms that are being deleted. The PC agreed.
- Pg. 2, Section 9: In order to be consistent, delete "*A new*" and replace those words with "*Section 27-904*" and continue with the rest of the sentence. The PC agreed.
- In his review of the new Section 27-1721, Mr. Vogels asked the Planning Commission to consider a scenario where a detached ADU is classified as a principal structure, rather than an accessory structure, and must be located outside of the building envelope of the principal structure, as required by Section 27-1503 – Yard Calculations. After a long and detailed discussion, the PC agreed that this is an accepted possibility and to accommodate such a scenario they agreed to the following revision:
 - Pg. 3, Line #14: Place a comma after "located" and add "*and is exempt from Section 27-1503 yard calculation.*"
 - Pg. 3, line #10: Delete "*Two*" and replace with "*One*", change "spaces" to "space" and add "*as required in Section 27-1610*" to the end of the first sentence so that it reads as follows:
"One additional off-street parking space shall be provided for each Additional Dwelling Unit as required in Section 27-1610. In addition, adequate maneuvering space for all parking spaces shall be provided as determined by the Zoning Officer.
This concluded Mr. Vogel's recommended revisions.

The discussion continued with input from the PC members and alternates, the Township Manager and the Zoning Officer and resulted in the following additional revisions:

- Pg. 1, Section 2: The definition of Additional Dwelling Unit (ADU) is revised to read as follows: "*An area within a single-family residential dwelling that contains an additional kitchen, sleeping quarters, and a bathroom, or similar area, in a separate detached accessory structure.*"

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- Throughout the ordinance the word “*accessory*” when used before “*dwelling unit*” is changed to “*additional*” and the word “*primary*” is changed to “*principal*”.

Mr. Van Lith moved, seconded by Dr. Harris, that the Planning Commission recommend to the Board of Supervisors that they adopt the Additional Dwelling Unit Ordinance with the following changes:

- Pg. 1, Section 1: Include the term “*Accessory Dwelling Accommodations*” in the list of defined terms that are being deleted.
- Pg. 1, Section 2: The definition of Additional Dwelling Unit (ADU) is revised to read as follows: “*An area within a single-family residential dwelling that contains an additional kitchen, sleeping quarters, and a bathroom, or similar area, in a separate detached accessory structure.*”
- Pg. 2, Section 9: In order to be consistent, delete “*A new*” and replace those words with “*Section 27-904*” and continue with the rest of the sentence.
- Pg. 3, line #10: Delete “*Two*” and replace with “*One*”, change “*spaces*” to “*space*” and add “*as required in Section 27-1610*” to the end of the first sentence so that it reads as follows: “*One additional off-street parking space shall be provided for each Additional Dwelling Unit as required in Section 27-1610. In addition, adequate maneuvering space for all parking spaces shall be provided as determined by the Zoning Officer.*”
- Pg. 3, Line #14: Place a comma after “*located*” and add “*and is exempt from Section 27-1503 yard calculation.*”
- Throughout the ordinance the word “*accessory*” when used before “*dwelling unit*” is changed to “*additional*” and the word “*primary*” is changed to “*principal*”.

Discussion: Alternate PC member Paul Lagasse noted the bracketed phrase on pg. 3, line #11 and it was agreed to replace the brackets with commas around the phrase that was bracketed.

Mr. Van Lith amended his motion as follows:

- Pg. 3, Line #11: Replace the brackets with commas around the phrase “*such as an addition, a structure, a driveway, a driveway extension, etc.*”.

Dr. Harris seconded the amendment. The motion passed 5-0.

Public Comment: John Auerbach commented on a recent meeting with Brian O’Leary of the Chester County Planning Commission during which they talked about the ADU Ordinance and Mr. O’Leary indicated that the current Comprehensive Plan has language that supports this ordinance. Mr. Auerbach mentioned that he recently received an e-mail from Carol Olivier and she is doing well.

Adjourn: Chairman Hoffman adjourned the meeting at 8:16 p.m.

Respectfully submitted,



John Gontarz
Planning Commission Secretary