

FOR APPROVAL

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES February 6, 2020

Call to Order: Chairman Dave Hoffman called the meeting to order at 7:02 p.m. Present were Planning Commission (PC) members John Gontarz, Chuck Phillips and Brent Van Lith. Mark Harris was absent. Also in attendance on behalf of the Township were PC Alternates Dave Gerstenhaber and Zach Elwyn, Mgr./Treasurer Joan McVaugh, Assistant Mgr. Jeff Eastburn, Zoning Officer Jeff Vogels and Secretary Sharon Norris. Three members of the public were in attendance.

Public Comment: There was no public comment.

Approval of Minutes:

- a. *January 9, 2020 PC Minutes:* Mr. Phillips moved, seconded by Mr. Gontarz to approve the January 9, 2020 PC minutes as submitted. Motion passed 4-0.

Planning & Zoning:

- a. *1691 New London Road:* The new owner of this property, Mr. Nuri Heckrotte, requested an informal discussion with the PC regarding his plans for an automotive repair shop at this location. This is a 4.2-acre parcel which is zoned Light Industrial and automotive repair is a use by right. Mr. Heckrotte lives in the existing house and there is an existing garage which he intends to improve and use for the auto repair business. He submitted drawings of his initial plan. The proposed external improvements would include an asphalt parking lot and widening the existing driveway. He does not plan to enlarge the existing garage but would renovate it to include 7 bay areas with lifts, new restroom facilities, a mechanical room, reception/waiting room and office area. The PC's and Zoning Officer's suggestions included the need for a stormwater plan that would be noted on the land development plan; a plan for the removal of abandoned and damaged vehicles in a timely manner; signage approval and external lighting approval as required by SALDO. They cautioned Mr. Heckrotte to rethink his parking requirements, keeping in mind the impact that enlarging the parking area at a later date will have on the stormwater plan. Mr. Heckrotte's intention is to move forward quickly on submitting a plan for approval. Chairman Hoffman noted the need to submit both a preliminary and a final plan for the PC's approval. The PC did not see any major issues with this initial plan.
- b. *Green Energy Ordinance:* Zoning Officer, Jeff Vogels submitted Draft #7 dated January 31, 2020. He explained the reasons the new draft does not follow the format outlined at the last meeting which was to divide the ordinance into 3 sections, i.e., roofs, applications under 1,000 sf. and applications over 1,000 sf. As that discussion began, alternate PC member, Dave Gerstenhaber, expressed concern that the draft ordinance was too voluminous and that the PC is spending their time trying to regulate the large commercial applications which haven't happened yet. He believes solar panel installations should be treated as any other home improvement. Chairman Hoffman interjected that the PC has had those discussions and made the decision that ASESs shall be regulated the same as all other improvements. He noted that that section of the draft ordinance is $\frac{3}{4}$ of one page. He feels that the PC has a simplified and concise path for small applications and may be overthinking the implications of large commercial applications. Mr. Vogels explained that the issue with large applications is that there is no ordinance that permits multiple uses on large tracts of land, which causes him to deny those applications. They discussed the current draft ordinance which divides the PSES requirements into three categories, i.e., Submission Requirements, Certifications & Inspections,

FOR APPROVAL

and Decommissioning. The decommissioning section created the most concern because it is unique to PSESs and is not required for any other land development application. Mrs. McVaugh noted that cell towers are required to escrow funds for decommissioning. They applied the results of their discussion to draft #7, as follows:

Section A - ASES: Item 1 was revised as follows: “A roof mounted array shall not extend beyond the structure in any direction.” (Delete the rest of the sentence.)

Section B - PSES: (pgs. 3-7)

- Pg. 3 – delete B.2
- Pg. 4 – delete B.6. (the 2nd b) i.e., “Concrete footings....prohibited”.
- Pg. 4-5 – delete B.7 (a - g)
- Pg. 5-6 – delete B.8 (a-c)
- Pg. 6 – delete B.10
- Pg. 6-7 – delete B.11
- Pg. 7 – keep B.12 but revise 12(a) by changing the 1st line to read “The facility owner and operator shall post on site a phone number and identify a ...project.”
Delete 12(b).

Section C – Outdoor Wood-Fired Boiler:

PC Alternate Zach Elwyn provided information he had recently researched regarding this category in PA State Code Section 121 & 123 of Chapter 125. As a result of this information the decision was to keep Nos. C.1, 2 & 4 and delete C.3. The PA Code Section referenced in #4 was changed to Sections 121 & 123 of Chapter 125. Mr. Vogels noted that the boilers would fall into the same SALDO category as a shed.

Section D – Windmills for Residential Accessory Use Wind Energy Generation: After some preliminary comments, it was decided to hold more in-depth discussions for the next meeting.

Public Comment: There was no public comment.

Adjourn: Chairman Hoffman adjourned the meeting at 8:36 p.m.

Respectfully submitted,

John Gontarz
Planning Commission Secretary