

**Unofficial Minutes for the Franklin Township  
Planning Committee**

**Date:** November 7, 2012

**Time:** 7:00 p.m.

**Attendees:** Lori Newman, Ted Sockaci, Jason Richards, Mike Motta

**Visitors:** Jason Paulovich, Joe Zallo, Ronald Lutz, Jason Lutz, Bob Powell, James Norton, Kurt Steffler, Greg Douglass

**Approval of Minutes**

The minutes of October 3, 2012 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Mike Motta. All were in favor.

**Old Business**

Jason Paulovich presented Zallo Plan - Sewage Facilities Planning Modules for review. Commissions issue at prior meetings was Lot 1 is less than 1 ½ acres as required in Zoning Ordinance. (That was why the Planning Module was not signed by the Planning Commission). After discussion, Mr Zallo and Mr. Paulovich will revise the proposed plan and will return next meeting with the revised plan, which will combine Lot 1 and Parcel B. The Clean and Green issue was brought to Mr. Zallo's attention as something that he will need to resolve with Beaver County.

**New Business**

Ronald Lutz presented preliminary plans for Lutz-Fisher Mercer road proposed development for comment. The proposed development will be across from the Busy Beaver in the Franklin Plaza and North of the ESB Bank and Fitness Center up to ADA Drive. The preliminary plans showed three distinct phases. The first phase of the development will be for Lot #1. The reason being that the persons interested in Lot No1 wish to take possession and start construction this year. The remaining phases (several more lots) will be done in the future, likely in 2013. The plan for Lot No1 will need to include the required setbacks as defined in the zoning ordinance. Ted Sockaci made a motion to submit to Beaver County the Lot #1 plans after setbacks changes are made; second by Mike Motta (Mr Ronald Lutz agreed to make the changes and will drop off the required copies to the Township Secretary). All were in favor.

Preliminary plans were reviewed and Mr. Ronald Lutz was given Mr. Hummel's comments on Phase 3 of the preliminary plan. Mr. Ronald Lutz stated that there were no major issues with Mr. Hummel's comments and that the final plan for the remaining lots would address the comments.

Mr. Ronald Lutz was thanked for following the proper protocol in bringing the preliminary plans to the Planning Commission and providing an opportunity for comments prior to finalizing the plans.

**Correspondence**

None

**Other**

Mike Motta made motion to adjourn, second by Ted Sockaci. All were in favor.

Very truly yours,

Lori Newman  
Secretary, Franklin Township Planning Committee