

Date: March 5, 2014

Time: 7:00 p.m.

Attendees: Ted Sockaci, Kevin Dwyer, Lori Newman, Jason Richards

Absent: Mike Motta

Visitors: Ronald Lutz, Bill Hughes, William Hughes, Sr.

Approval of Minutes

The minutes of the February 5, 2014 meeting were read. A motion was made by Kevin Dwyer to accept the minutes, second by Jason Richards. All were in favor.

Old Business

None

New Business

Ron Lutz presented preliminary plans for Lutz-Fisher 2014 plans. Correspondence from Mr. Hummel dated February 26, 2014 was reviewed along with response correspondence from Dale Karl dated March 4, 2014.

Question #3 - There is currently a sewer easement on properties on Ada Drive.

Lot 4 - easement through Richard & LuAnn Lutz's property, which will be gravity feed.

Lot 5 - easement through Ralph DiBello's property or through Lot 14 continuing through Shumaker's property, which will be gravity feed.

Lot 6 will exit in corner to Lot 7 with a gravity feed or grinder if needed.

Lot 7 & 8 – easement runs through property.

Lot 2 – easement runs through property or driveway.

Lot 4 & 5 – checking on crossing for grinders through wetlands for sewers.

Question #6 – Wetlands –

Lot 6 applied for permit to cross wetlands.

Lot 8 may apply for permit to cross wetlands if necessary.

The drafting needs to be done to show the full extent of the wetlands to fully address Mr. Hummel's comment.

Question #7 – Will be included in Restrictive Covenants.

Lot 7 – Front setback is only 25' at curve from the cul-de-sac, needs to be 35'. Mr. Lutz has requested a 25' set back because of hardship. Motion was made by Ted Sockaci to

recommend that Mr. Lutz meet with the zoning hearing board to request hardship for 25' front setback, 2nd by Kevin Dwyer. All were in favor.

Lot 5 & Lot 2 could share driveway from Mecklem Lane, use and maintenance agreement would be necessary between the 2 properties. Lot 5 would then include 5B and part of Lot 2B. Lot 5 could also be split into 2 lots with access from Mercer Road or Mecklem Lane.

Lawn Lot 9-12 – Mr. Lutz has tentative verbal agreements for purchase of abutting lots with property owners.

Lawn Lots 13,14,16,17 - Mr. Lutz has tentative verbal agreements for purchase of abutting lots with property owners. Lot 15 is under discussions.

Mr. Lutz stated that Mr. Hummel's comments concerning storm water management, erosion/sedimentation control and NPDES permit along with approvals and plan/construction drawings of water lines, sewers, storm water management, on or adjacent to the wetlands are to be addressed by the owners of the proposed lots and are covered in Restrictive Covenants that will be recorded with the deeds of the proposed lots. Mr. Lutz presented a copy of the Restrictive Covenants to the Planning Commission.

Ted Sockaci made motion to present the preliminary plans to Beaver County after the following recommendations are made to the drawings:

1. Drafting embellishments to show the full extent of the wetlands as requested by Mr. Hummel are made;
2. The proposed deed Restrictive Covenants are to be presented to Beaver County;
3. Changes addressed as discussed at Planning Commission meeting;
4. Add additional notes to the drawings to reflect the answers to Mr. Hummel's comments.
5. The final plan must reflect the final lot configuration after the final agreements regarding the "lawn" lots are reached. The township will not approve the "lawn" lots as separate parcels. They must be incorporated into the new proposed lots or sold to the landowners of the existing abutting lots.

It was recommended that Mr. Lutz attend the Beaver County Planning Commission meeting so that he may answer any of their questions directly otherwise they will have several comments that would need addressed before proceeding. Mr. Lutz's attendance will help expedite the process.

Motion was second by Jason Richards, all were in favor.

Correspondence

None

Ted Sockaci made motion to adjourn, second by Jason Richards. All were in favor.

Very truly yours,

Lori Newman
Secretary, Franklin Township Planning Committee