

Date: May 7, 2014

Time: 7:00 p.m.

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

Absent: Mike Motta

Visitors: None

Approval of Minutes

The minutes of the April 2, 2014 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Kevin Dwyer. All were in favor.

Old Business

John E Clyde Plan No. 2 – No representative present. Commission recommends the following to the proposed subdivision:

- Set backs for location of existing buildings needs to be shown.
- Is driveway just for Lot 1R and 2R or does it serve property north of parcel? Binding/Maintenance agreement may be necessary.
- Completion of Sewage Planning Module.
- Sewage enforcement officer inspection.

After recommendations are met, Commission recommends bring updated Mylar to meeting for review.

Lutz Plan – no representative present. Zoning hearing board will be held on May 14, 2014 to address Lot 8 set back from 35' to 25' at the cul-de-sac.

Commission reviewed the April 16, 2014 correspondence from Beaver County Planning Commission and the April 14, 2014 letter from Mr. Hummel. The following comments were addressed:

1. A letter is needed from the Sewer Authority with any requirements imposed by them and the subdivision plan is to demonstrate that those requirements are met.
2. A letter from Pennsylvania American Water with submission of plans for water service for the subdivision is needed.
3. Storm water management plan is required per the Township Storm Water Management ordinance for the Township's review and approval.
4. Must contact Beaver County Conservation District and provide an Erosion & Sedimentation Plan and NPDES per Franklin Township ordinance for the Conservation District's review and approval.

5. Clarification is needed from Beaver County Planning Commission re: Lot 5 minimum lot width of 75'. Lot 8 does not meet minimum lot width of 75' at narrowest point. Lot 5 driveway needs to be noted on plan.
9. Binding agreements with all landowners for "lawn lots" needs to be obtained or lots shall be incorporated within subdivision lots. The individual "lawn lots" cannot be approved as is because they are non-conforming to the Township ordinances. This must be resolved prior to final approval of the subdivision.
11. Binding agreements needed for the maintenance of Lot 2 and Lot 6 for common driveway.
12. Lot 3, 4, and 5 on Mercer Road need to obtain Highway Occupancy Permit.
13. There is a 50' setback required from the edge of the pond and the wetlands. If this is violated, an encroachment permit is required from the DEP. Also, it does not appear that the wetlands are fully delineated on the drawing. The wetlands are to be fully delineated and the 50' setback shown on the drawings. If the wetlands are to be encroached upon, the required permit is to be obtained. Provide assurance that there is no encroachment or obtain the permit. It is not clear that the lots can be built upon without encroachment.
14. It has also been noted that earthwork is being done on site. A stream crossing has been constructed for a roadway from the cul-de-sac on Ada Drive. A GP permit for a stream crossing may be required for this road. Provide assurance that the stream crossing is acceptable to the DEP or obtain the permit.

Commission recommends these issues need to be addressed and resolved in order to obtain recommendation of approval.

New Business

None

Correspondence

None

Lori Newman made motion to adjourn, second by Jason Richards. All were in favor.

Very truly yours,

Lori Newman
Secretary, Franklin Township Planning Committee