

**Date: June 4, 2014**

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

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

**Absent:** Mike Motta

**Visitors:** Ron Lutz, Jason Lutz

### **Approval of Minutes**

The minutes of the May 7, 2014 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Jason Richards. All were in favor.

### **Old Business**

Lutz-Fisher Plan 2014 – Mr. Ron Lutz present to meeting for discussion. Board addressed April 16, 2014 correspondence from Beaver County Planning Commission. The following comments were addressed:

1. Mr. Lutz is in possession of letters from Franklin Township and Perry Township Sewer authority. Fahringer, McCarty and Grey (Mr. Lutz's engineering company) are in the process of obtaining a letter from Ellport Township. Mr. Lutz also advised he is getting a determination from the DEP.
2. Pennsylvania American Water letter has been obtained.
3. Storm water Management – A meeting was held with Mr. Lutz and Mr. Hummel. Mr. Lutz advised he would need no more than 2 retaining ponds. Mr. Lutz's engineer will determine average of ground water + 50% variance. Commission has requested information on set backs of retention ponds. Are they to be considered the same as the existing pond and wetlands and require a setback of 50'?
4. Mr. Lutz will contact Beaver County Conservation District and Mr. Hummel about NPDES permit.
5. Discussion was held regarding notation of Lot 5 driveway. This needs to be added to plan and Mr. Lutz should contact Beaver County Planning Commission regarding April 16, 2014 correspondence comment #5.
9. Lot 16, 17, & 18 will be combined and purchased by Richard & LuAnn Lutz. Lot 15 will be added back into Lot 7. Lot 14 will remain the same. Lot 10 & 11 will be combined and purchased by Kerry & Paul Boehm. Lot 12 & 13 will remain the same. Sales agreements have been drawn up. Commission requests information on how Lawn Lots will be combined with parcels and recorded.
11. A Binding Maintenance agreement is completed between Lot 2 and Lot 6 for common driveway.
12. We recommend Mr. Lutz address highway occupancy with Beaver County Planning Commission, as permits have not been obtained.

13. Mr. Lutz will have 50' setback on edge of the pond and wetlands reviewed. The Planning Commission is concerned about whether the affected lots can be built upon considering the required Zoning setbacks in conjunction with those required by the wetlands.
14. Mr. Lutz and Mr. Hummel have discussed earthwork and stream crossing. The stream crossing could be permanent. This is yet to be determined by Mr. Lutz.

Mr. Lutz has advised the wetlands are shown on the updated drawing.

Zoning Hearing Board approved 25' radius for Ada Drive Cul-de-sac.

Ted Sockaci completed Component 4A- Sewage Facilities Planning Module.

**New Business**

None

**Correspondence**

None

Jason Richards made motion to adjourn, second by Kevin Dwyer. All were in favor.

Very truly yours,

Lori Newman  
Secretary, Franklin Township Planning Committee