

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

**Date:** January 5, 2011

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

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

**Visitors:** Todd Waldo, Mark Andrews, Mr. Douglas

**Approval of Minutes**

The minutes of December 1, 2010 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Kevin Dwyer. All were in favor.

**New Business**

Todd Waldo from Giant Eagle presented improvement to conceptual site plan for GetGo at Franklin Plaza, Route 288-Zelienople Road. Correspondence from Mr. Hummel approving plan was also reviewed. The plan showed many new road pavement markings and concerns addressed at the previous meeting, Mr. Waldo confirmed the only signage will be on the canopy, no pylon; restrooms are for employees only; garbage will be taken to Giant Eagle dumpster area; types of products to be sold. Ted Sockaci made a motion to approve plan if the following 6 items were completed:

1. Provide Franklin Township with lease boundary;
2. Provide Franklin Township with terms and length of lease;
3. Provide Easement Documents associated with AutoZone;
4. On AutoZone side of GetGo, a barrier will be used instead of hatched pavement markings;
5. Pedestrian and slow sign for inbound traffic to AutoZone;
6. Rumble strips or surface roughing to outbound and inbound roadway for traffic to and from GetGo and AutoZone.

Motion was second by Kevin Dwyer. All were in favor.

**Old Business**

Mark Andrews presented mylar of Patricia M. Andrews to Quick Fill on Route 65. In addition, Committee received December 22, 2010 correspondence from Beaver County. Ted Sockaci made a motion to approve and sign mylar, second by Kevin Dwyer. Mylar signed by Ted Sockaci and Lori Newman.

**Correspondence**

Correspondence from Beaver County for Quick Fills plan, addressed in business minutes.

Correspondence from Mr. Hummel for GetGo plan, addressed in business minutes.

**Other**

Lori Newman made motion to adjourn, second by Ted Sockaci. All were in favor.

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee

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

**Date:** February 2, 2011

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

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

**Visitors:** Ben Martin, Mr. Douglas

**Approval of Minutes**

The minutes of January 5, 2011 meeting were read. A motion was made by Kevin Dwyer to accept the minutes, second by Jason Richards. All were in favor.

**Old Business**

Giant Eagle GetGo – We recommend that the Getgo plan be conditionally approved by the Board of Supervisors at their next meeting on February 14th. All items requested by the Planning Commission and the Board of Supervisors have been completed by Get Go.

Ben Martin – 162 Church Road, Fombell – Presented subdivision of Parcel 303, 27.27 acres to Lot 303-A, 3.076 acres. Committee once again recommended Mr. Martin look into Clean and Green. Ted Sockaci made a motion to approval subdivision and send to Beaver County, second by Jason Richards.

**New Business**

Lori Newman made motion to zoning ordinance to delete section 903A as conditional use, second by Kevin Dwyer.

**Correspondence**

None

**Other**

A special meeting for general business purposes will be held on Tuesday, February 15, 2011 at 6:30 p.m.

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

Very truly yours,

Lori Newman

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

**Date:** March 2, 2011

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

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

**Visitors:** Ben Martin

**Approval of Minutes**

The minutes of February 2, 2011 meeting were read. A motion was made by Mike Motta to accept the minutes, second by Kevin Dwyer. All were in favor.

**Old Business**

Giant Eagle GetGo – 2/16/11 Correspondence received from Beaver County. On 2/22/11 Mylar was presented and signed by Ted Sockaci and Lori Newman.

Ben Martin – 162 Church Road, Fombell – Presented Mylar for approval and signatures. Correspondence dated 2/24/11 from Beaver County was reviewed and indicated need for planning module. A motion was made by Ted Sockaci to approve mylar and planning module, second by Mike Motta. Mylar and planning module signed by Ted Sockaci and Lori Newman.

**New Business**

None

**Correspondence**

Referenced above.

**Other**

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

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee

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

**Date:** April 6, 2011

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

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

**Visitors:** Kurt Steffler

**Approval of Minutes**

The minutes of March 2, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Jason Richards. All were in favor.

**Old Business**

None

**New Business**

None

**Correspondence**

None

**Other**

Lori Newman made motion to adjourn, second by Kevin Dwyer. All were in favor.

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee

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

**Date:** May 4, 2011

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

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

**Visitors:** Kurt Steffler

**Approval of Minutes**

The minutes of April 6, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Kevin Dwyer. All were in favor.

**Old Business**

None

**New Business**

None

**Correspondence**

None

**Other**

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

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee

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

**Date:** June 1, 2011

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

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

**Visitors:** None

**Approval of Minutes**

The minutes of May 4, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Jason Richards. All were in favor.

**Old Business**

None

**New Business**

None

**Correspondence**

None

**Other**

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

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee

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

**Date:** July 6, 2011

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

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

**Visitors:** Bill Hummel, Kurt Steffler, Greg Douglas, J. Fitzgibbons, Stan Zapadka, Dave Holman, Bill Heint

**Approval of Minutes**

The minutes of June 1, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Jason Richards. All were in favor.

**Old Business**

None

**New Business**

Zelienople Airport – Stan Zapada, Bill Heint and Dave Holman presented for a pre application meeting for expansion of the airport. Airport received a grant for land development. Phase I will include taxi land, apron, extending access road and storm management system. Environmental access done for FAA. Items of interest include: DEP approval, hanger plans, changes in floodway in October, future sewage piping infrastructure, set backs and property lines required on plans. Questions for the airport can be addressed at 724-452-4719.

**Correspondence**

None

**Other**

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

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee



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

**Date:** August 3, 2011

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

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

**Visitors:** Jim Sperdute

**Approval of Minutes**

The minutes of July 6, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Kevin Dwyer. All were in favor.

**Old Business**

Zelienople Airport Plans – No representative present. 3 plans reviewed;

1. FEMA Flood Insurance Mapping
2. Overall Project Site Plan
3. Geometric Control/Pavement Marking Plan

Planning Commission notes that none of plans show property line and setbacks. Theses are a necessity.

**New Business**

Timber Creek Farms # 8 – Presented by Jim Sperdute for lot line revision. Lot 701 reduced to 701 Revised (55.06 Acres); Revised Parcel F increased from 4.687 acres to 17.957 acres; Parcel G increased from 16.604 acres to 18.164 acres. Motion for approval to send to Beaver County by Ted Sockaci, second by Jason Richards.

**Correspondence**

None

**Other**

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

Very truly yours,

Lori Newman  
Secretary  
Franklin Township Planning Committee

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

**Date:** September 7, 2011

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

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

**Visitors:** Jim Sperdute, Stan Zapakda, Ron Siegal, Laura Siegal

**Approval of Minutes**

The minutes of August 3, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Mike Motta. All were in favor.

**Old Business**

Timber Creek Farms # 8 – Presented by Jim Sperdute – Ted Sockaci made a motion to conditional approve plan with receipt of approval from Beaver County, second by Lori Newman.

Stan Zapakda – presented Zelenople Airport Plans – He has inquired to the time frame of engineer completing his review. Plans have been submitted to Conservation District; waiting on approval from NPDES permit to begin construction. Set backs have been added to plans. Mike Motta made motion to approve plans based on contingences satisfied including Mr. Hummel's approval and NPDES permit received, second by Ted Sockaci.

**New Business**

Ron and Laura Siegal presented with questions about property on Church Road and possible selling entire parcel or subdividing.

**Correspondence**

None

**Other**

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

Very truly yours,

Lori Newman  
Secretary, Franklin Township Planning Committee

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

**Date:** October 5, 2011

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

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

**Visitors:** None

**Approval of Minutes**

The minutes of the September 7, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Mike Motta. All were in favor.

**Old Business**

Timber Creek Farms # 8 - Ted Sockaci made a motion to approve the plan with based upon the receipt of approval from Beaver County, second by Jason Richards. All were in favor.

The drawing was signed and placed upon the township secretary's desk so that she may forward it to the Supervisors for their approval.

**New Business**

None

**Correspondence**

None

**Other**

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

Very truly yours,

Ted Sockaci for Lori Newman  
Secretary, Franklin Township Planning Committee

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

**Date:** November 2, 2011

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

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

**Visitors:** Joe Zallo, Bill Boron, Mr. Douglas, Kurt Steffler, Jim Norton

**Approval of Minutes**

The minutes of October 5, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Mike Motta. All were in favor.

**Old Business**

None

**New Business**

Bill Baron from Atwell – presented plans for a free standing Dollar General on Route 288 near Giant Eagle. Plans have been submitted to DOT for review. A traffic study was not needed, according to Mr. Baron. Zelenople Road was spelled incorrectly on the plans. A concern with the Commission was the road sign blocking the exiting traffic from Giant Eagle and new Dollar General. In addition, a concern of the Commission was exiting traffic onto Route 288 and the dangers. Ted Sockaci made a motion to send to Beaver County, second by Jason Richard.

Discussion was held regarding Ordinance to allow Mineral Extraction as a permitted use.

**Correspondence**

None

**Other**

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

Very truly yours,

Lori Newman  
Secretary, Franklin Township Planning Committee

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

**Date:**, 2011

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

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

**Absent:** Mike Motta

**Visitors:** None

**Approval of Minutes**

The minutes of November 2, 2011 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Jason Richards. All were in favor.

**Old Business**

None

**New Business**

Plans presented by Dollar General for subdivision on Zelianople Road, Route 288, Parcel 61-104-0164000-01-1, no representative in attendance. Plans were reviewed and are in compliance. A motion was made by Ted Sockaci to submit plans to Beaver County, second by Kevin Dwyer.

**Correspondence**

November 16, 2011 Correspondence from Beaver County for Dollar General Land Development was reviewed.

**Other**

2012 Meeting Dates were set for the first Wednesday of every month with the exception of July: January 4, February 1, March 7, April 4, May 2, June 6, July 11 (Second Wednesday of the month), August 1, September 5, October 3, November 7, December 5.

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

Very truly yours,

Lori Newman  
Secretary, Franklin Township Planning Committee