

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

Date: January 4, 2012

Time: 7:00 p.m.

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

Visitors: Mr. and Mrs. Peters

Approval of Minutes

The minutes of December 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

None

New Business

Plans were presented by Mr. and Mrs. Peters for subdivision on American School Road – Parcel 203, adding 2.00 acres to Parcel 203A, 5.96 acres. Commission brought Clean and Green to their attention. A motion was made by Ted Sockaci to submit plans to Beaver County, second by Mike Motta.

Correspondence

December 20, 2011 Correspondence from Beaver County for Ellwood DPP (Dollar General) subdivision was reviewed.

Other

None

Mike Motta 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: February 1, 2012

Time: 7:00 p.m.

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

Visitors: Dave Holman

Approval of Minutes

The minutes of January 4, 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

Dave Holman from Zelenople Airport Authority presented Planning Modules for Sanitary Sewer Service. The plans were reviewed and Mr. Sockaci signed Component 4A.

Dollar General – 4 Original Subdivision Plans Presented – no representative, Ted Sockaci made a motion to approve and sign 4 original plans, second by Mike Motta. Ted Sockaci and Lori Newman signed plans. No mylar presented.

Committee has concerns about traffic exiting Route 288 and future development of property towards Church and behind Dollar General. Committee suggests if future development, Dollar General should use easement instead of direct access to Route 288.

New Business

None

Correspondence

January 18, 2012 Correspondence from Beaver County Conservation District regarding Storm Water Discharge permit for Dollar General.

Other

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

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

Date: March 7, 2012

Time: 7:00 p.m.

Attendees: Lori Newman, Jason Richards, Kevin Dwyer, Mike Motta

Absent: Ted Sockaci

Visitors: Bill Baron

Kevin Dwyer will be acting as the Chairman for the March 7, 2012 meeting.

Approval of Minutes

The minutes of February 1, 2012 meeting were read. A motion was made by Mike Motta to accept the minutes, second by Kevin Dwyer. All were in favor.

Old Business

Bill Baron presented final construction plans for the Dollar General. Giant Eagle's lease does not permit cross traffic. Sewer and Storm water management are being worked out with the Solicitor and Perry Township. We advised to send all approvals to Township Secretary. Lori Newman made a motion to conditionally approve plans pending the following:

1. Easement with storm water for drainage for the outflow.
2. Sewer approval from Perry Township
3. DOT Traffic Study Approval

Motion was second by Kevin Dwyer.

Dollar General subdivision mylars presented. No representative present. Kevin Dwyer made a motion to sign mylars, second by Lori Newman. Paper originals were presented and signed at the February 1, 2012 meeting.

New Business

None

Correspondence

February 22, 2012 correspondence from Beaver County regarding subdivision of Eugene Strub Plan of Lots. No representative present.

February 25, 2012 correspondence from Mr. Hummel regarding storm water management for Dollar General.

December 19, 2011 correspondence from Beaver County Conservation District regarding Erosion and Sediment Control Plan.

November 16, 2011 correspondence from Beaver County regarding Dollar General Land Development

January 19, 2012 correspondence from Beaver County Conservation District regarding Erosion and Sediment Control Plan.

2 Emails with Township Secretary and Paula Hepp regarding pending sewer approval.

December 15, 2011 correspondence from Atwell regarding Dollar General sewer.

Other

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

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

Date: April 4, 2012

Time: 7:00 p.m.

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

Absent: None

Visitors: Mr. and Mrs. Peterson, Mr. Yohe

Approval of Minutes

The minutes of March 7, 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

Mr. and Mrs. Peterson presented Mylar for Subdivision of Parcel No. 200 in the Eugene Strub Plan. Ted Sockaci made a motion to approve and sign Mylar, second by Mike Motta.

Dollar General Site Construction Mylars Plans presented – no representative present. Ted Sockaci made a motion to approve Mylar construction plans. Construction cannot start until subdivision is formally approved and all issues identified by Supervisors resolved, second by Ted Sockaci.

Planning Commission recommends Township Secretary contact Landowner and/or Powell Real-estate for future development on Route 288 between Church and Giant Eagle.

New Business

Mr. Yohe presented plans for lot line revision to Parcel 61-105-0144-000, 114 Echo Street. Mike Motta make motion to send plans to Beaver County Planning Commission, second by Kevin Dwyer.

Correspondence

None

Other

None

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: May 2, 2012

Time: 7:00 p.m.

Attendees: Lori Newman, Kevin Dwyer, Ted Sockaci

Absent: Jason Richards, Mike Motta

Visitors: Mr. Yohe, Mr. Sperdute

Approval of Minutes

The minutes of April 4, 2012 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Kevin Dwyer. All were in favor.

Old Business

Mr. Yohe presented Mylar for lot line revision. Ted Sockaci made a motion to sign Mylar, second by Lori Newman.

New Business

Mr. Sperdute presented 2 sets of plans on behalf of The Duffy Land Company. Duffy Plan # 3 Revised is a result of a demand by the tax assessor to restore previous approved boundary lines for Beaver County Clean and Green. Duffy Plan #4 is a new subdivision done with approval of tax assessor for Beaver County Clean and Green. Plan #3 fee to Beaver County is \$145 for 7 pieces. Plan #4 fee to Beaver County is \$135 for 5 pieces. Checks and plans left for secretary. Ted Sockaci made a motion to recommend #3 and #4 plan sent to Beaver County, second by Kevin Dwyer.

Correspondence

April 17, 2012 correspondence from Beaver County approving Lot Line Revision for Michael Yohe.

Other

None

Ted Sockaci 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: June 6, 2012

Time: 7:00 p.m.

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

Visitors: Mr. Sperdute, Dan Duffy

Approval of Minutes

The minutes of May 2, 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

Mr. Sperdute presented 2 Mylars on behalf of The Duffy Land Company. Ted Sockaci made a motion to sign Duffy Plan # 3 Revised mylar, second by Kevin Dwyer. Ted Sockaci made a motion to sign Duffy Plan # 4 mylar, second by Kevin Dwyer.

New Business

None

Correspondence

2 correspondences dated May 16, 2012 from Beaver County approving mylars for The Duffy Land Company.

Other

Reminder July meeting with be held 2nd Wednesday, July 11.

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

Very truly yours,

Lori Newman
Secretary, Franklin Township Planning Committee

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

Date: July 11, 2012

Time: 7:00 p.m.

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

Visitors: None

Approval of Minutes

The minutes of June 6, 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

None

New Business

None

Correspondence

None

Other

Tedd Sockaci 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: August 1, 2012

Time: 7:00 p.m.

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

Visitors: Nick Frisk

Approval of Minutes

The minutes of July 11, 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

None

New Business

Nick Frisk – Presented plans and application for Charles and Patricia Wright for lot line revision at 568 Morningstar Drive. Ted Sockaci made motion for Township Secretary to process plans, second by Mike Motta.

Correspondence

None

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: September 5, 2012

Time: 7:00 p.m.

Attendees: Kevin Dwyer, Ted Sockaci, Jason Richards, Mike Motta

Visitors: Gary Paracca

Approval of Minutes

The minutes of August 1, 2012 meeting were read. A motion was made by Mike Motta to accept the minutes, second by Jason Richards All were in favor.

Old Business

None

New Business

Approval to move forward with a subdivision was given to Gary Paracca, who submitted drawings for his subdivision between William Perza's parcel lot 2 to Gary Paracca's parcel. Four copies were given to the Township Secretary to submit to Beaver County.

Correspondence

None

Other

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

Very truly yours,

Kevin Dwyer
Secretary for a day, Franklin Township Planning Committee

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

Date: October 3, 2012

Time: 7:00 p.m.

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

Visitors: Greg Paracca

Approval of Minutes

The minutes of September 5, 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

Greg Paracca presented mylar for Lot Line revision. The September 27, 2012 correspondence from Beaver County approving plans was reviewed. Ted Sockaci made a motion to sign mylar, second by Jason Richards. Mylar was signed by Ted Sockaci and Lori Newman.

New Business

None

Correspondence

September 27, 2012 correspondence from Beaver County, reviewed in Business.

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: 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

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

Date: December 5, 2012

Time: 7:00 p.m.

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

Absent: Mike Motta

Visitors: Ed Thaner, Joe Zallo, Jim Cummings, Greg Douglass

Approval of Minutes

The minutes of November 7, 2012 meeting were read. A motion was made by Ted Sockaci to accept the minutes, second by Jason Richards. All were in favor.

Old Business

Jim Cummings presented mylar for Lot No1 Lutz-Fisher 2012 plan# 1. Ted Sockaci made a motion to sign mylar, second by Kevin Dwyer. All were in favor.

Ed Thaner presented revised Zallo Plan, Subdivision No 3. Commission made recommendation to change Zoning Requirements key; Gross Lot Area should say 1 ½ acres. Ted Sockaci made motion for Zallo Plan of Subdivision No. 3 to be approved by Supervisors pending Penn Dot Approval of White Pine Drive access and Mr. Hummel's review of storm drainage plan, second by Kevin Dwyer. All were in favor.

New Business

None

Correspondence

December 3, 2012 Correspondence from Beaver County regarding Lutz-Fisher 2012 Plan #1

Other

2013 Meeting Dates were set for the first Wednesday of every month: January 2, February 6, March 6, April 3, May 1, June 5, July 3, August 7, September 4, October 2, November 6, December 4.

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

Very truly yours,

Lori Newman
Secretary, Franklin Township Planning Committee