

Planning Commission Minutes

January 8, 2019

The regular meeting of the Planning Commission of Franklin Township, was held in the Township Office was called to order at 1904 hours by Chairwoman Denise Benedict. Also present were Commission members Dennis Howard, and George Plavcan. Visitors present: Dee Engel and Raymond Junkins.

VISITORS/PUBLIC COMMENT

None

ELECTION OF OFFICERS

Dennis Howard made a motion to nominate Denise Benedict to be Chairwoman of the Planning Commission. George Plavcan seconded. Carried by all.

Dennis Howard made a motion to nominate George Plavcan as Vice Chairman of the Planning Commission. Denise Benedict seconded. Carried by all.

Dennis Howard made a motion to nominate Ramona Junkins as the secretary for the Planning Commission. George Plavcan seconded. Carried by all.

MINUTES

Dennis Howard made a motion to approve the minutes of November 6, 2018. George Plavcan seconded. Carried by all.

OLD BUSINESS

None.

NEW BUSINESS

The Board of Supervisors has tasked the Planning Commission to see if there is a way to build in Special Exceptions or Conditional Uses in the Zoning Ordinance for projects like the Greenhouse that was proposed.

The Zoning Ordinance of 2015 was reviewed Section 204.1 states that Greenhouses/Nurseries are a permitted use in the A-1 District. Agricultural Related Businesses (206.25) was reviewed as this is listed as a Conditional Use in the A-1 District.

The definition of Agricultural Operation: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting, and preparation for market or use of agricultural, agronomic, horticultural, silvicultural, and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with technological development within the agricultural industry.

The definition of Agricultural Related Business: Business and related services for farming, horticulture and agriculture, such as feed mills, seed sales, and farm machinery sales and services and repairing of tractors, farm equipment, and miscellaneous motorized equipment used in agriculture.

A hydroponic operation is covered under the definition of Agricultural Operation as it mentions aquacultural crops and commodities. Currently right now 60% lot coverage does not conform to our current Zoning Ordinance. The 60% lot coverage is far and above of what we have or any of

our neighboring districts have. Anyone has the opportunity to appeal a denial from the Zoning Officer.

Section 206 Permitted Uses, Conditional Use, and Special Exceptions: The permitted uses, conditional uses, and special exceptions for each district are shown in Section 203 and are considered principal uses unless clearly noted. Uses in each category shall be according to the common meaning of the term or according to definitions set forth in Article 7. Only one (1) principal use per lot in the R-1 and R-2 Districts will be allowed. Uses that are not listed for a district are not permitted but may be considered for conditional use or special exception. Conditional uses are to be granted or denied by the Board of Supervisors after the recommendation of the Planning Commission and in accordance with the provisions of this Ordinance. Special exceptions are to be granted or denied by the Zoning Hearing Board in accordance with the express standards and criteria of this Ordinance. In granting a conditional use or special exception, the Board of Supervisors or the Zoning Hearing Board, as the case may be, may attach reasonable conditions and safeguards as it may deem necessary to implement the purpose of this Ordinance and protect the neighborhood. Permitted uses will be approved or denied by the Zoning Officer according to the provisions of this Ordinance.

ADJOURN

George Plavcan made a motion to adjourn the meeting on January 8, 2019. Dennis Howard seconded. Carried by all. The meeting was adjourned at 2005 hours.

Ramona Junkins, Recording Secretary