

**NORTH FRANKLIN TOWNSHIP
PUBLIC HEARING**

April 14, 2020

5:15 pm

CALL TO ORDER - Present were Mr. Sabot, Mr. Passalacqua, Mr. Quinn, Solicitor Gary Sweat, Secretary/Treasurer Jackie Kotchman and Director of Planning & Development, Erin Dinch. The meeting was held via teleconference with no public attendance due to COVID-19. Administrators physically present were seated at least 6 feet apart. The public could email questions using an email address that was advertised along with the meeting information.

PUBLIC HEARING

TO CONSIDER AMENDING THE TOWNSHIP ZONING ORDINANCE TO DEFINE LIGHT MANUFACTURING AND LIGHT MANUFACTURING (HIGH TECHNOLOGY INDUSTRIES): TO PROVIDE FOR SAID USES IN THE MASTEROVERLAY DISTRICT, PLANNED ECONOMIC DISTRICT AND INDUSTRIAL DISTRICT SUBJECT TO CERTAIN REGULATIONS WITHIN THE TOWNSHIP

Solicitor Gary Sweat advised that the date and time of this meeting scheduled by Public Notice was for a Public Hearing on the text and use amendments to the North Franklin Township Zoning Ordinance. He stated that the notice was advertised in the Legal Section of the Observer-Reporter and a full text of the Ordinance was available to be examined by any interested parties at the Township Building. He advised that the Municipalities Planning Code requires that any change to the Zoning Ordinance that deals with Land Use must be given to the Planning Commission (30) thirty days prior to any Public Hearing for their review and recommendation. He explained that the proposed Ordinance was reviewed by the Planning Commission on March 24, 2020 at 6:00 pm and Attorney Michael Cruny advised the Planning Commission through the review.

Michael Cruny (via teleconference) advised that the amendment was reviewed by the Township Planning Commission and was also sent to the Washington County Planning Commission as required for comments and none were received. He said the two main items are Light Manufacturing and Light Manufacturing (High Technology Industries). He explained that these two uses are discussed in the current Zoning Ordinance, however the definitions were undeterminable or missing so this Ordinance will create definitions for Light Manufacturing and Light Manufacturing (High Technology Industries). He said the amendment will now clarify what falls under these Uses. He said Harold Ivery, Building Code Inspector, has received inquiries over the last few months for the Mall properties. He said Light Manufacturing Companies might be interested in a space or a use so it was important to clearly define these uses.

Mr. Cruny advised that another aspect deals with the different Zoning Districts in allowing these uses as either a Permitted Use or a Conditional Use. He explained that a Permitted Use means the Business owner has to comply with any conditions stated and as long as they comply, they

submit paperwork to the Township and it would be approved with no Public Hearings. He said what is being proposed is that these uses can be a Permitted Uses under the Master Overlay District (Macy's, Crown Center Mall area). He explained that the Master Overlay District was created a few years back when the Township went through the Rezoning to allow for Mixed uses and maximizing the Mall property to meet the changing times. This amendment proposes that the Light Manufacturing and Light Manufacturing (High Technology Industries) Uses would be Permitted Uses in the Master Overlay District when related to a C-1, C-2, C-3 (where the Mall is located).

He advised that the next area is the Planned Economic Development area (PED), over by Vankirk Road. This would allow these types of uses in that area as Conditional Uses which would require a Public Hearing & Review and the Township could attach additional conditions if deemed necessary. He advised that the Industrial District would also then allow Light Manufacturing and Light Manufacturing (High Technology Industries) as a Permitted Use.

Mr. Cruny also advised that there would be an amendment to Specific Uses which would create a list of regulations and documentation that an applicant would have to provide. This would include a Plan showing the lot line, fencing, egress, etc....as well as any hazardous materials being stored. This information would be provided to First Responders if warranted. He said Parking and Loading requirements were also addressed.

Mr. Sweat asked Harold Ivery if he was recommending the adoption of the Zoning amendments. Mr. Ivery said it had been thoroughly reviewed and he was satisfied with the amendments. He said one item recommended by the Planning Commission was to increase from 30% to 50 % the overall floor space used for Light Manufacturing (High Technology Industries).

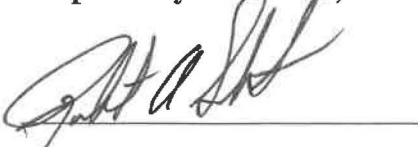
Mr. Sweat asked Mr. Cruny if the amendment to the Zoning Ordinance and the Uses that were identified would not permit the installation of or retrofitting for a storage facility? Mr. Cruny said the amendment would not permit that use.

PUBLIC COMMENT ON AGENDA ITEMS – None-There were no emails or phone calls.

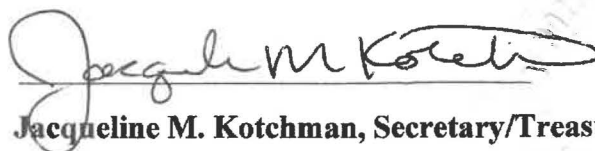
ADJOURNMENT

****MOTION to adjourn the Public Hearing meeting at 5:33 pm** was made by Mr. Sabot; seconded by Mr. Passalacqua. Unanimously carried.

Respectfully submitted,



Robert Sabot, Chairman



Jacqueline M. Kotchman, Secretary/Treasurer