

**NORTH FRANKLIN TOWNSHIP
PUBLIC HEARING**

November 10, 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 public attendance.

PUBLIC HEARING

ITEM # 1

CONSIDER AN ORDINANCE BY THE BOARD OF SUPERVISORS OF NORTH FRANKLIN TOWNSHIP AMENDING THE TOWNSHIP ZONING ORDINANCE TO PERMIT FACTORY AUTHORIZED EQUIPMENT DEALER(S) IN THE MASTER OVERLAY DISTRICT, SUBJECT TO CERTAIN REGULATIONS WITHIN THE TOWNSHIP AND TO PROVIDE A DEFINITION FOR SAID USE

Solicitor Gary Sweat advised that the date and time of this meeting scheduled by Public Notice was for a Public Hearing on an amendment to the C-1, C-2 and C-3 Districts of North Franklin Township in the Master Plan Overlay authorizing an additional specific use. He made note of the following Exhibits:

Exhibit A – Hearing and Ordinance Advertisement which appeared in the Observer-Reporter in the legal section on October 27 and November 3, 2020.

Exhibit B – Copy of the proposed Ordinance which has been advertised and available at the Township Building for review by the public.

Exhibit C – Evidence that the proposed Ordinance was sent to the Washington County Planning Commission for review including a letter from Jeffrey Leithauser, Director of Washington County Planning Commission, indicating he had no objections or additional comments.

Mr. Sweat advised that the actual change would appear in **Section 706.02 Master Plan Overlay Authorized Uses**. He said the Township is considering the amendment so that a user-friendly Ordinance exists to serve, promote, and encourage development in certain areas of the Township, specifically in the Washington Crown Center area. He reported that with the amendment, Section 706.02 would authorize as a permitted use factory certified or authorized equipment Dealers subject to Section 1317 which lists the various Conditions an applicant would be required to meet. He said it would permit this type of dealership uses in the C-1, C-2 and C-3 Districts as Permitted Uses, subject to compliance with Section 1317.

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

ITEM # 2

CONSIDER AN ORDINANCE AMENDING THE TOWNSHIP ZONING ORDINANCE TO PERMIT PRIVACY FENCE (10%) IN THE REQUIRED SIDE & REAR YARD REPLACING THE CURRENT ORDINANCE WHICH PERMITS ONLY SCREENING/SECURITY FENCE (25%) IN SIDE YARDS

Mr. Sweat advised that the same Exhibits would apply to this Ordinance because the Ordinances were combined for advertisement and submissions to the Washington County Planning Commission for review. He said this amendment applies to **Article XIV- Section 1402 - Special Yard Requirements**. He advised that privacy fences previously were not allowed in the side yard but were only permitted in the rear yard if completely enclosing pool or patio with a 5-foot setback of the property line. He advised that this Section would be amended by replacing the current sub-section language and add sub section G as set forth as follows:

Fences (d): Privacy Fences which contain openings equal to less than 50% but no less than 10% of the surface area of the fence; shall be permitted in the rear or side yard. Privacy Fences shall not exceed (six) 6 feet in height.

Fences (g): A permit application with site plan and all the required documents shall be submitted and approval received prior to any fence being erected in the Township.

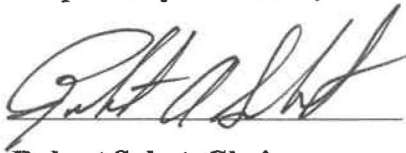
PUBLIC COMMENT ON ITEM – None-There were no emails or phone calls.

Mr. Sweat said the hearing could be ended on the two amendments to the Township Zoning Ordinance.

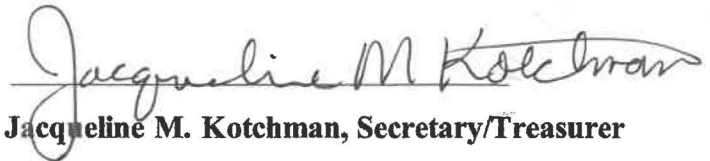
ADJOURNMENT

****MOTION to adjourn the Public Hearing meeting at 5:31 pm** was made by Mr. Passalacqua; seconded by Mr. Quinn. Unanimously carried.

Respectfully submitted,



Robert Sabot, Chairman



Jacqueline M. Kotchman, Secretary/Treasurer