

**NORTH FRANKLIN TOWNSHIP
PUBLIC HEARING**

August 8, 2023

5:15 pm

CALL TO ORDER - Present were Mr. Sabot, Mr. Quinn, Solicitor Gary Sweat, Secretary/Treasurer Jackie Kotchman and Director of Planning & Development, Erin Dinch. Supervisor Polan was absent.

PUBLIC HEARING

CONSIDER AN ORDINANCE OF THE TOWNSHIP OF NORTH FRANKLIN, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP CODE, SPECIFICALLY CHAPTER 27, ZONING, INCLUDING ARTICLE I, 460-105 THE OFFICIAL TOWNSHIP MAP TO RE-ZONE CERTAIN PROPERTY OWNED BY NORTH FRANKLIN TOWNSHIP, LOCATED AT 620 FRANKLIN FARMS ROAD (TAX PARCEL I.D. NO. 510-002-07-00-0022-00) FROM THE MEDIUM DENSITY RESIDENTIAL DISTRICT (R-3) TO THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (C-1).

PUBLIC COMMENT ON AGENDA ITEMS

ADJOURNMENT

Mr. Sweat explained that this is a rezoning hearing of property owned by North Franklin Township at 620 Franklin Farms Road changing the zoning from R-3 to C-1. He stated that the proper public notice and public review was followed. Erin Dinch reported that the current Township building is zoned as Residential, R-3, although it has always been used as a Commercial building. To make the property more appealing for sale to a commercial entity, the Supervisors decided to rezone the property as a Commercial parcel. Ms. Dinch explained that the line needed moved to include the Township building and parcel in the C-1 zone which encompasses adjoining properties. She also noted that the Planning Commission said that this will actually “correct the zoning” to fit the use and it’s not “spot zoning”.

Mr. Sweat identified the following exhibits:

Exhibit A – The notice of this Public Hearing that ran in the Observer-Reporter on July 25 and August 1, 2023.

Exhibit B – A copy of the written notice to property owners located within 300 feet of the property.

Exhibit C – A rendering of the posting of the property of today’s hearing.

Exhibit D – The notice from the Washington County Planning Commission

Exhibit E – A copy of the July 25, 2023 Meeting Agenda and recommendation from the North Franklin Township Planning Commission.

Exhibit F – A copy of the proposed Ordinance with a version of the new zoning map attached which has been on file at the Township building for review by the public.

PUBLIC COMMENT ON AGENDA ITEMS

ADJOURNMENT

****MOTION to adjourn the Public Hearing meeting at 5:22 pm** was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.

Respectfully submitted,



Robert Sabot, Chairman



Jacqueline M. Kotchman, Secretary/Treasurer