

**FRANKLIN TOWNSHIP PLANNING COMMISSION
MINUTES**

**APRIL 28, 2008
7:00 P.M.**

FRANKLIN TOWNSHIP FIRE HALL

Chairman Hilstolsky opened the monthly meeting of the Franklin Township Planning Commission on Monday, April 28, 2008 at 7:00 p.m., at the Franklin Township Fire Hall.

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| Planning Commission Members: | Present: | Frank Hilstolsky, Chairman Scott Latoski Pat Perry Gerald Siperko Erik Dingle, Esq. Ryan Doughton |
| | Others Present: | Lisa Blazure, P.C. Admin. 4 Visitors |
| | Absent: | Joseph Garlan, Vice-Chairman |

Mr. Siperko made a motion, seconded by Mr. Perry, to waive the reading of and to accept the Minutes of the March 31, 2008 meeting. The motion carried unanimously.

Chmn. Hilstolsky opened the floor to public comment. Hearing none, Chmn. Hilstolsky turned to the first business item.

BUSINESS

CAMP ORCHARD HILL, INC.

Representatives of Camp Orchard Hill, Inc. (herein the "Camp"), presented to the Commission an Application for Amendment to the Township Zoning Ordinance and/or Zoning Map. Chmn. Hilstolsky opened the business item to comment from and hearing by the Commission. The Camp expressed a desire to expand and increase the number of campsites located on their property. Previously, this expansion was denied as a result of the Camp's status as a permitted nonconforming use in an A-1 zone. Accordingly, the Camp sought the present Amendment regarding permitted uses in an A-1 zone – specifically, a "private / quasi-public recreational facility".

Issues concerning the proposed Amendment were heard and discussed. These issues included: previous litigation concerning the Camp and the resultant Court decision allowing a gymnasium, but limiting the amount of campers to 160; year-round use of the campground; use of the gymnasium; preservation of the rural character of Franklin Township; adherence to the Land Development Ordinance; capacities and limitations of the waste disposal system; future plans of the Camp, including eventual number of campers; and emergency access to the Camp.

Also discussed was the meaning of the term “open to the public” as contained within the proposed Amendment. This term was described by the Camp to include its summer program and open gym nights, as opposed to concerts, for example.

Additionally, the issue of the ultimate number of campers to use the Camp was discussed as the proposed Amendment was not limited in this regard. Also discussed was the potential for concern by surrounding landowners and, by extension, the future use of land by similar landowners. However, of particular importance was the fact that the Camp sought the Amendment to allow for future expansion which would not be permitted under the Camp’s present status as a permitted nonconforming use in an A-1 district.

Motion to recommend to the Board of Supervisors that they approve the addition of a “private / quasi-public recreational facility” as a permitted use in an A-1 zone, per the Camp’s Application for Amendment to the Township Zoning Ordinance and/or Zoning Map, subject to clarification of the term “use by the public”, was made by Mr. Perry, seconded by Mr. Garlan. The Motion carried unanimously. The matter will now be heard by the Board of Supervisors on May 5, 2008.

Chmn. Hilstolsky reminded the Commission members that the next meeting, on May 27, 2008, will be held on a Tuesday.

There being no further Business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Lisa Blazure
Planning Commission Administrator