

EAST FRANKLIN TOWNSHIP ZONING DEPARTMENT REPORT JANUARY 2023

Larry Richardson, Zoning Officer
106 Cherry Orchard Ave.
Kittanning, PA 16201
Phone: (724) 548-2310, ext. 4
Fax: (724) 543-3015
Website: eastfranklintownship.com
zoning@eastfranklintownship.com

January 26, 2023

Zoning Permits: (since the last supervisors meeting)

- Permit# 2023-01 Sidney & Kathern Ford
Install shed in yard within proper setbacks
- Permit# 2023-02 Brenda Johnson
Home Business – Chocolate Candy Making

Miscellaneous:

- Upcoming Variance Application – Shane Spinneweber
- Request for Resolution – RUBY HOLDINGS, LLC; Bar/Restaurant (Ruby's Den) Hayden Cloak is to request through the PA LCB a liquor license transfer from Cowanshannock Twp to East Franklin Twp. * permitted use in a 'V' district.
- Inquiry concerning a campground in the Adrian area. It is **NOT** permitted in the 'V' or 'R1' zoning districts but **IS** permitted within the 'AC' zoning district.
- Planning Commission met on Monday January 23, 2023.
- T-Mobile antenna update (WPP site) no action required per Bureau Veritas
- Chrissy Smith has permit for shed – July 2019
- Any interest in spring recycling program?

Next Meeting:

- February 23, 2023, 6:00 p.m.

Larry

cc D. Cornman

EAST FRANKLIN TOWNSHIP ZONING DEPARTMENT REPORT FEBRUARY 2023

Larry Richardson, Zoning Officer
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February 23, 2023

Zoning Permits: (since the last supervisors meeting)

- Permit# 2023-02 Home Business - Brenda Johnson, Chocolate Candy
- Permit# 2023-03 Zoning (Pending) – Tom Robertson, Shed & Fence
- Permit# 2023-04 Demolition – Dennis Bowser, house fire

Miscellaneous:

- Future Requests:
 - Rimer Hill, New Building in the Industrial Park
 - Stormwater Mgt Sys for New Gym Center on Butler Road

Next Meeting:

- March 30, 2023, 6:00 p.m.

Larry

cc D. Cornman

EAST FRANKLIN TOWNSHIP ZONING DEPARTMENT REPORT MARCH 30, 2023

Larry Richardson, Zoning Officer
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Phone: (724) 548-2310, ext. 4
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Website: eastfranklintownship.com
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Zoning Permits: (since the last supervisors meeting)

- | | | |
|-------------------|-------------------|---|
| • Permit# 2023-05 | East Franklin Twp | Zoning - 8" Sewer Line Project |
| • Permit# 2023-06 | Ruby's Den | Zoning - Tavern / Restaurant |
| • Permit# 2023-07 | Dennis Bowser | Zoning - New Pole Building |
| • Permit# 2023-08 | Joe Dombroski | Zoning - New Garage |
| • Permit# 2023-09 | Assembly of God | Controlled Burn - Clear Brush |
| • Permit# 2023-10 | Assembly of God | Zoning - New Pavilion |
| • Permit# 2023-11 | Dennis Bowser | Driveway - New Driveway entrance |
| • Permit# 2023-12 | Smith's Auto | Demolition – Remove debris from fire |
| • Permit# 2023-13 | Dogwood Vet | Zoning – Vet Clinic |
| • Permit# 2023-14 | Paul Kube | Zoning – Enlarge Porch & Roof |
| • Permit# 2023-15 | Jack Claypoole | <u>Pending Zoning</u> – New Garage |
| • Permit# 2023-16 | Daniel Salerno | Zoning – New storage unit/shed |
| • Permit# 2023-17 | ASD | <u>Pending Zoning</u> – Primary Renovations |

Miscellaneous:

Reminder: Burning Regulations – brochure on table

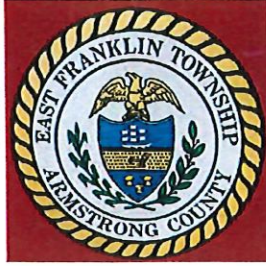
- **Note: No Outdoor fire shall be left unattended or to smolder out**
- **Residential Zone Fires**
 - Tuesdays, 1:00 pm to 5:00 pm (year-round)
 - Thursdays,
 - 1:00 pm – 5:00 pm (October – March)
 - 1:00 pm – 7:00 pm (April – September)
 - Saturdays, 11: am – 4:00 pm (year-round)
- **Recreational Fires (campfires, barbeques, etc.)**
 - Permitted anytime (always attended)
- **Controlled Burn (Permit Required)**
 - Monday – Friday 8:00 am to 5:00 pm
 - Township required to notify 911 and DEP-Air Quality Control

Next Meeting:

- April 27, 2023, 6:00 p.m.

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report April 20, 2023

Zoning Permits: (since the last supervisors meeting)

- | | | |
|-------------------|--------------------|--|
| • Permit# 2023-15 | Jack Claypoole | PENDING Zoning – New Garage |
| • Permit# 2023-17 | ASD | Zoning – Primary Renovations |
| • Permit# 2023-18 | Walmart | Zoning – Update Outdoor signage |
| • Permit# 2023-19 | Rimer Hill | PENDING Zoning – New 7500sq' bldg. |
| • Permit# 2023-20 | Smith's Auto | Zoning – Replacing Bldg. lost in fire |
| • Permit# 2023-21 | Ken Plyer | Zoning – New Pergola |
| • Permit# 2023-22 | Sam Keibler | Zoning - Enlarge porch & add sidewalk |
| • Permit# 2023-23 | Chase Hanford | PENDING Zoning – New Addition |
| • Permit# 2023-24 | Keystone Novelties | Temporary – Tent/fireworks sales (Rupp) |

Miscellaneous:

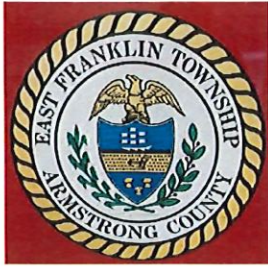
- **Burning Regulations Reminder** – brochure on table
 - Several Warnings sent concerning untimely fires and citations
- **Contacted ASD** – concerning heavy vehicles using Lemmon Hollow Road (Weight Limit)
- **422/Glade Run Intersection** – No updates from the following:
 - State to paint optical speed bars
 - State to place portable speed minders
 - State to consider flipping stop signs (one with flashing LED lights)

Next Meeting:

- May 25, 2023, 6:00 p.m.

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

May 30, 2023

Zoning Permits: (since the last supervisors meeting)

- SEE ATTACHED 2023 Permit List

Miscellaneous:

- (4) Inquiries for subdivisions
 - Robert & Cynthia Hepfl (possible sale to C.H. Snyder Co.)
 - SAC Citrus & C.H. Snyder Co. (possible sale to MDS Land Holdings)
 - Armstrong County Community Action (undecided)
 - Jeff Shaffer – Sedwick Hgts (possible sale of ½ of property)
- **High Grass Complaint** – Contacted Advance Auto, Monday, May 22, 2023
 - Grass mowed Wednesday, May 24, 2023
- **Burning Regulations Reminders** – ‘Revised’ brochure on table
 - Continue to send reminders concerning fire regulations
- **422/Glade Run Intersection** - updates:
 - State has flipped stop signs (stop sign with flashing LED lights)
 - State has placed additional warning intersection signs (2000 ft & 1000 ft)
 - State still to place portable speed minders on an ongoing basis
 - State still scheduled to paint optical speed bars
 - NOTE: Will not be completed until after road is sealed, chipped and highway lines repainted. Estimated completion date, late August to Mid-September.

Next Meeting:

- June 29, 2023, 6:00 p.m.

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

June 29, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

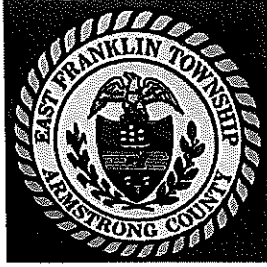
- SEE ATTACHED 2023 Permit List

Miscellaneous:

- (4) Inquiries for subdivisions:
 - Robert & Cynthia Hepfl (sell to C.H. Snyder Co.) P.C. Approved
 - SAC Citrus/C.H. Snyder (Transfer to MDS) P.C. Approved
 - Armstrong County Community Action (still undecided)
- Complaints:
 - Grass Violations - Atlas Development rental property, Cowansville, mowed
 - Burning Violations - No Sunday burning; continue to send reminders
 - Free reigning chicken Violations - Warning letters sent 6-23-23 (no response yet)
 - Commercial Vehicle Parking Violation – Letter sent and parking corrected.
- 422/Glade Run Intersection - updates:
 - State still to place portable speed minders on an ongoing basis
 - State still scheduled to paint optical speed bars
NOTE: Will not be completed until after road is sealed, chipped and highway lines repainted. Estimated completion date, late August to Mid-September.

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

July 27, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

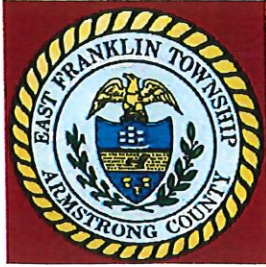
- SEE ATTACHED 2023 Permit List

Miscellaneous:

- **Inquiries for subdivisions:**
 - Armstrong County Community Action (still undecided)
- **Complaints:**
 - Grass Violations – Ongoing... Sedwick Heights, Campbell Plan, & Riggle Lane
 - Burning Violations – Complaints have decreased after letters sent
 - Free reigning chicken Violations – responses have been positive
- **422/Glade Run Intersection - updates:**
 - State had placed portable speed minder for over ten (10) days in July
 - State still scheduled to paint optical speed bars (August/September)
 - NOTE: Will not be completed until after road is sealed, chipped and highway lines repainted. Estimated completion date, late August to Mid-September.

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

August 31, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

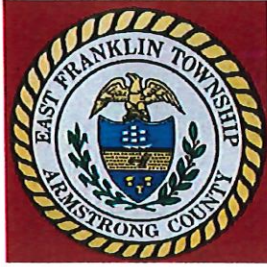
- SEE ATTACHED 2023 Permit List

Miscellaneous:

- **Researching:**
 - GSSD – Grid Scale Solar Development
 - ✓ Technologies
 - ✓ Physical, Environmental, & Economic Impacts
 - ✓ Tax Implications & Ordinance Considerations
 - ✓ Land Conversion
- **Inquiries for subdivisions:**
 - Armstrong County Community Action (still undecided)
 - Processed the Bowser – Johnson Subdivision applications
- **Complaints:**
 - Grass Violations – Ongoing... Sedwick Heights, Campbell Plan, & Riggle Lane
 - Burning Violations – Complaints have decreased after letters sent
But still continue to receive calls with complaints and sending letters
- **422/Glade Run Intersection - updates:**
 - State continues to place portable speed minder east & west of Glade Run Road
 - State painted optical speed bars on Route 422 near Glade Run Road
 - State painted all new lines at the intersection

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report September 28, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

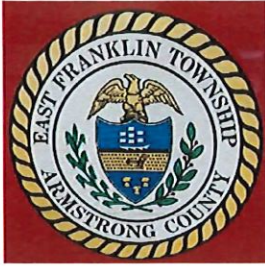
- SEE ATTACHED 2023 Permit List
- Still waiting for response to Emerald Gymnastics Storm Water Mgt Review

Miscellaneous:

- **Researching: (Ongoing)**
 - GSSD – Grid Scale Solar Development
 - ✓ Technologies
 - ✓ Physical, Environmental, & Economic Impacts
 - ✓ Tax Implications & Ordinance Considerations
 - ✓ Land Conversion
- **Inquiries for subdivisions:**
 - None
- **Complaints:**
 - Grass Violations – Ongoing... Sedwick Heights, Campbell Plan, & Riggle Lane
 - Burning Violations – Still receiving Complaints
 - ✓ Complaints have decreased after letters sent
 - ✓ But still continue to receive calls with complaints and sending letters
- **Thank you:**
 - Mr. James Seyler is very appreciative of updates to the storm water system by his property

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

October 26, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

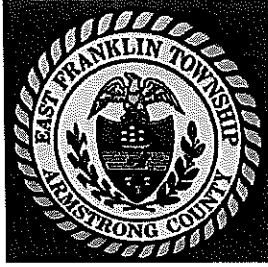
- SEE ATTACHED 2023 Permit List
- Waiting for the updates to Emerald Gymnastics Storm Water Management technical deficiencies review. (Reviewed by the Armstrong County Conservation District). The Conservation District gave Emerald City until **November 17, 2023** to respond.

Miscellaneous:

- **Researching: (Ongoing)**
 - GSSD – Grid Scale Solar Development
 - ✓ Technologies
 - ✓ Physical, Environmental, & Economic Impacts
 - ✓ Tax Implications & Ordinance Considerations
 - ✓ Land Conversion
- **Inquiries for subdivisions: (There was no Planning meeting in October)**
 - None
- **Complaints:**
 - Grass Violations – Ongoing... (Manor Lane - Campbell Plan)
 - Burning Violations – Still receiving Complaints
 - ✓ Complaints are decreasing
 - ✓ Still continue to receive calls and continue to send letters
- **Thank you:**
 - Received another thank you from Mr. James Seyler for updates to the storm water system beside his property... allowing his yard to dry out.

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

November 30, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

- SEE ATTACHED 2023 Permit List
- Received updates to Emerald Gymnastics Storm Water Management technical deficiencies. Under review with Mecall Services, LLC (Reviewed by the Armstrong County Conservation District).

Miscellaneous:

- **Researching: (Ongoing)**
 - GSSD – Grid Scale Solar Development
 - ✓ Technologies
 - ✓ Physical, Environmental, & Economic Impacts
 - ✓ Tax Implications & Ordinance Considerations
 - ✓ Land Conversion
- **Current Project**
 - Writing (constructing) Ordinance for Renewable Energy Systems
 - Accessory & Principal Solar Energy Systems (Photovoltaic)
 - Wind Energy Systems (Generator & Turbine)
 - Hydro Energy Systems (Generator & Turbine)
 - Natural Gas Energy Systems
 - Considered low carbon transitional energy
- **Inquiries for subdivisions: (There was no Planning meeting in November)**
 - None
- **Complaints:**
 - None this month

Larry

cc D. Cornman, Township Secretary/Treasurer



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Zoning Department Report

December 21, 2023

Zoning Permits: (those highlighted in light green are since the last supervisors meeting)

- SEE ATTACHED 2023 Permit List

Miscellaneous:

- **Researching (ongoing)**
 - GSSD – Grid Scale Solar Development
 - ✓ Technologies
 - ✓ Physical, Environmental, & Economic Impacts
 - ✓ Tax Implications & Ordinance Considerations
 - ✓ Land Conversion
- **Current Project (ongoing)**
 - Writing (constructing) Ordinance for Renewable Energy Systems
 - ✓ Accessory & Principal Solar Energy Systems (Photovoltaic)
 - ✓ Wind Energy Systems (Generator & Turbine)
 - ✓ Hydro Energy Systems (Generator & Turbine)
 - ✓ Natural Gas Energy Systems - Considered low carbon transitional energy
- **Inquiries for subdivisions: (There was no Planning meeting in December)**
 - None
- **Complaints:**
 - None this month

Larry

cc D. Cornman, Township Secretary/Treasurer