

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – January 15, 2025

Commissioners in attendance:

Dale Graves, JR Crushong, Jim McDannell, Gary Deardorff, Jed Fetter, Kathleen Reilly

Others in attendance:

Dominic Picarelli, KPI Technology; Lynda Beckwith, PMCA

CALL TO ORDER

- Meeting called to order by Dale Graves, Vice-Chairman, at 7:00pm.

REORGANIZATION

- MOTION to nominate Denny Robinson as Chairman, by Eric Miller, seconded by Gary Deardorff.
 - MOTION CARRIED UNANIMOUSLY.
- MOTION to nominate Dale Graves as Vice-Chairman, by Eric Miller, seconded by Jed Fetter.
 - MOTION APPROVED 5-1.
- MOTION to nominate Eric Miller as Secretary, by Jed Fetter, seconded by Dale Graves.
 - MOTION CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

- MOTION to APPROVE DECEMBER 2024 minutes, by Gary Deardorff, seconded by Jed Fetter.
 - MOTION CARRIED UNANIMOUSLY.

SKETCH PLANS

- None

PLANS

- 465 Ragged Edge Road Subdivision

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- Updated subdivision plans were reviewed, and comments from Adams County were received on January 7th. The township engineer did not update his previous review letter since most comments were housekeeping items.
- Cartway Width & Waiver Request: The existing cartway width of Ragged Edge Road is between 12 and 18 feet, which does not meet the required 24 feet. The applicant requested a waiver to keep it as is.
 - The Commission noted that the proposed plan would not significantly increase traffic.
 - The Commission debated whether the township should impose a fee in lieu of road improvements if the waiver was granted.
- **MOTION: The Planning Commission *recommends APPROVAL of the cartway width waiver and consideration of a fee in lieu of road improvements*, by Eric Miller, seconded by Gary Deardorff.**
 - **MOTION APPROVED 5-1. The opposition vote stood in opposition to the fee in lieu of improvements.**
- **MOTION: The Planning Commission *recommends CONDITIONAL APPROVAL of the subdivision plan, pleading reconciliation of comments as noted by zoning and engineering*, by Jed Fetter, seconded by Eric Miller.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- **Buchanan Valley Volunteer Fire Company Expansion**
 - Updated Proposed Additions: The fire company plans to expand to include improved living quarters, a training room, a kitchen upgrade, and storage for fire gear.
 - Setback & Road Concerns: The existing 22-foot PennDOT road may require a waiver.
 - Stormwater & Septic Modifications: Adjustments include relocating a septic system, adding grease traps, and ensuring compliance with township regulations.
- **1995 Chambersburg Road Variance Request**

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- Lot Constraints: The property is a narrow, irregular-shaped corner lot, requiring a variance for front setbacks.
- Existing Non-Conforming Garage: The proposed house location changes the garage's status, requiring an amendment to the variance request.
- Undue Hardship Justification: The lot's unique shape, dual front setbacks, and an existing utility right-of-way limit buildable space.
 - **MOTION: The Planning Commission *recommends APPROVAL of the variance*, by Gary Deardorff, seconded by Jed Fetter.**
 - **MOTION CARRIED UNANIMOUSLY.**

GUESTS

- Public Comment on Solar Development
 - A resident raised concerns over a recent news article regarding a solar development project on Chambersburg Road.
 - The Commission clarified that solar farms are allowed in agricultural zones under conditional use.
 - The conditional use hearing for the solar project was postponed and will be rescheduled for early March.

ADJOURN

- Meeting adjourned at 7:44pm by Dennis Robinson, Chairman.