

Franklin Township Planning Commission*February 17, 2021***In attendance:**

Dennis Robinson, Pat Schindel, JR Crushong, Gary Deardorff & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc. and Sharon from PA Municipal Code Alliance (PMCA)

The meeting was called to order by Dennis Robinson at 7 pm.

Approval of January 2021 Planning Commission Minutes

Motion by Deardorff, seconded by Schindel to approve the January minutes. Motion carried.

Guests:**Jerry J. Dayton** – Final subdivision plan – Belmont Road – Ag Zone

Subdivision of a 1.90+/- lot (lot 2) from an existing 19.99 +/- acres (Lot 1). Lot 1 will host all the existing structures. Property is jointly in Franklin and Cumberland Townships.

We read and reviewed Adams County's Office of Planning & Development comments and the comments from KPI Technology dated 1/26/2021.

KPI Technology's issues were the following:

- An owner's acknowledgment needs to be executed.
- Sewage Planning approval is required.
- The panhandle will need approval from the Franklin Township Board of Supervisors.
- A fee in lieu of recreational area is required.
- A copy of the plan needs to be provided to Cumberland Township for their review. It is recommended that Franklin Township does not grant unconditional approval until Cumberland Township has approved the plan.

MOTION by Deardorff, seconded by Schindel to recommend approval of the plan pending resolution of the above listed KPI Technology's comments. Motion carried.**Jerry J Dayton - PA Dept of Environmental Protection Planning Module – Request for Planning Exemption****MOTION** by Schindel, seconded by Deardorff to recommend approval of the Planning Exemption. Motion carried.**Store-It, LLC** - (old Lazy Lipp, LLC plan) – 3416 Chambersburg Road – Commercial Zone

Proposal to construct six 2,400 sq. ft. Mini Storage Units with associated parking, stormwater management facility, etc., on a 2.004 +/- acre parcel.

KPI Technology's and PMCA issues were the following (including Stormwater Management Ordinance comments):

- An owner's acknowledgment needs to be executed.
- An approved Highway Occupancy Permit is required.
- An approved NPDES permit from Adams County Conservation District is required.
- An As-built Plan is required.
- The shared driveway will need to show a right-of-way for the portion located on the Store It LLC property. Also, driveway Use and Maintenance Agreement need to be executed by those responsible for the maintenance.
- A fee in lieu of recreational area is required
- Bonding of site improvement is required.
- Front setbacks from Major thoroughfares: Plan shows 35' but Zoning 175-16 (A) states a 50' setback. Revise drawing and add to the Zoning/Site Data note on cover page.
- There is a fence shown inside the 25' easement on the West side property line.

- Dumpster – where is it located? Required by Special Exception Note #11
- There is a proposed London Plane tree shown planted under electric lines.
- Question regarding the turning radius needed for the Radio Tower maintenance trucks into the gravel access drive. No radius provided.
- The parking/driving lane of the south east corner of Building "F" narrows to 16' but ordinance is 20' wide. See note #2 on the Special Exception Notes.
- Provide detail showing compliance with Special Exception Note #6, outdoor lights. Not depicted well, give specifics.
- Upon approval, please provide a copy of the Final approved plan electronically for township and zoning records, as allowed under 146-304 E.
- The redirection of the existing 15' pipe coming across the DDN Holdings property that the discharge point onto the Zizzi property has been altered. Approval of Zizzi should be obtained for this change and a signature block placed on the plan for signature.
- The new gravel drive on the Zizzi property will function as porous pavement according to the provided NPDES worksheets. The future owner or lessee should be aware that they are responsible for the driveway which will also be functioning as a stormwater management facility. We could not find notes referencing the future operation and maintenance procedures for the "porous pavement" driveway.
- Provide justification for the infiltration rate provided on the DEP volume worksheets for the basin, where no infiltration testing was performed.
- Proposed basin grading results in a slope of more than 10% within 20 feet of a property line.
 - The developer is requesting a waiver from this requirement. *KPI Technology does not object to granting the waiver if adjoiner concurrence is provided. Put signature block on the plan.*
- In the basin construction standards, it states that the top or toe of any slope shall be located a minimum of 15 feet from adjacent property lines, except for a downstream property line where there shall be sufficient additional distance for energy dissipation and for access of maintenance equipment, but in no case shall be less than 40 feet, unless approved otherwise by the Township.
 - The developer is requesting a waiver from this requirement. *We do not object to the granting of this waiver if adjoiner concurrence is provided.*
- Review given outlet structure grate elevations on sheet PC 5.
- A stormwater Management Operations and Maintenance Agreement will be required.
- The total number of individual storage units should be indicated on the plans. Additionally, all unit and office door locations should be shown.

MOTION by Deardorff, seconded by Schindel to table the plan. Motion carried.

Masonic Lodge – Zoning Hearing Application

No one was present to represent the Lodge. They will need a Special Exception Hearing because the only conditional use they are allowed on the property is for the WW II museum. No longer on the time clock because PMCA rejected the application as incomplete. They will need to resubmit.

Dave and Mary Margaret Kuhn – guests – Property along Old Rt. 30 across from the Elementary School in Cashtown - Residential Zone - They own approximately 40.15 +/- acres and would like to sell the property (about half is woodland). They have questions on the best way to present the land for sale to future buyers. The tract would be allowed to go high density. The 2-acre GASD's sewage treatment plant is located on the tract, including their right-of-way. They are going to check to make sure the 40.15 +/- acres are all on one tract.

Alan Mahone update – They have submitted a plan for review and should be here next month.

Meeting adjourned at 8:27 PM.

Respectfully submitted,
Mary Lower
Planning Commission Secretary