

# **FRANKLIN TOWNSHIP PLANNING COMMISSION**

*Meeting Minutes – Feb. 16, 2022*

## **Commissioners in attendance:**

Dennis Robinson (Chairman), Pat Schindel (Vice Chair), JR Crushong, Bicky Redman, James McDannell, Eric Miller (Secretary)

## **Others in attendance:**

Dominic Picarelli, KPI Technology; Chris Santay, Township Supervisor; Lynda Beckwith, PMCA Assistant Zoning Officer; Bob Sharrah, Surveyor for Gates of Dawn, LLC.

## **CALL TO ORDER**

- Meeting called to order by Dennis Robinson, Chairman, at 7:00pm.

## **APPROVAL OF JANUARY MINUTES**

- **MOTION to approve January minutes, as written, by Pat Schindel, seconded by JR Crushong. Motion carried unanimously.**

## **SKETCH PLANS**

- None

## **PLANS**

### **Gate of Dawn, LLC Property – Preliminary/Final Subdivision Plan (Newman Road)**

- Gate of Dawn, LLC (requestor) proposes two (2) lot additions to reconfigure three (3) tracts of land located in the Open Space (OS) district along Newman Road. The Commission reviewed zoning comments on the requestor's plans from the PA Municipal Code Alliance (PMCA) office, the Adams County Office of Planning & Development, and KPI Technology.
- The Commission, with supporting information from Ms. Beckwith and Mr. Sharrah, discussed these comments and identified the following items as necessary for a revised plan submission:
  - Conservation lands are not necessary for these plans since the proposal is for a lot line addition instead of creating new lots. The depicted conservation lands can be removed from the plan.
  - Include a memorandum that consider Tract 1 and Parcel A as one single tract of land OR a new deed for the property needs to be provided. This must also be done for Tract 3 and Parcel B.
  - As the vicinity map appears to show a stream located on the property that is not shown on the plan, verify if a stream does exist. If a stream is present, an easement needs to be included around the stream area.

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- Revise the setback to 35' along the front lot line.
- Other minor revisions as noted in the PMCA and KPI review memorandums.
- Ms. Beckwith noted that the Commission had the prerogative to conditionally approve these types of plans without requiring a subsequent review. Ms. Beckwith suggested that the Commission might insist on a subsequent review, especially when plan revisions were extensive or complex. Mr. Miller asked if the Gates of Dawn proposal met this criteria; Ms. Beckwith stated it did not.
- **MOTION to RECOMMEND CONDITIONAL APPROVAL of the Gate of Dawn, LLC Subdivision Plan, pending revision of the submitted plan addressing zoning comments from PMCA and KPI Technology, less the inclusion of a conservation lands data, and final review by PMCA and KPI Technology, made by Pat Schindel, seconded by Bicky Redman. Motion carried unanimously.**

### **Gate of Dawn, LLC Property – Non-Building Declaration**

- **MOTION to CONCUR with the Gate of Dawn, LLC Non-Building Declaration request, made by Bicky Redman, seconded by Pat Schindel. Motion carried unanimously.**

### **Hauser Hill, LLC - Zoning Hearing Application**

- Hauser Hill, LLC (requestor) seeks a special exception pursuant to Section 175.9.C. of the Franklin Township Zoning Ordinance to use the Hauser Hill property, formerly used as a vineyard and limited winery, as an event center.
- On background information provided by PMCA, the Commission learned the requestor had previously applied for a permit to use the lower space of the existing facility – which was formerly approved as wine-making space in accordance with zoning – as additional event space, due to changes in the requestor's operations. This permit application was denied, as the requested purpose (event space) was inconsistent with zoning.
- Requestor has submitted a new application to use their facility's lower space as an event center via a resort lodge permit application.
- The Commission discussed the potential implications of expanding event space at the location, and the additional number of persons that would be present at one time during events. Specifically, the Commission raised the following concerns:
  - The adequacy of the existing septic system/facilities for the proposed increase of people, including event attendees, event staff, building staff, etc.;
  - The adequacy of parking plans;
  - The adequacy of water drainage plans.

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- Given the lack of additional information or plans submitted to address the concerns raised by the Commission, the Commission considered a suggestion to refrain from making any recommendation on the requestor's application.
- **MOTION to make NO RECOMMENDATION on the Hauser Hill, LLC application, made by Pat Schindel, seconded by Bicky Redman. Motion carried unanimously.**

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

- None

### **GUESTS**

- None

### **ADJOURN**

- Meeting adjourned at 7:55pm by Dennis Robinson, Chairman.