

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – March 20 2024

Commissioners in attendance:

Dennis Robinson, JR Crushong, Dale Graves, Gary Deardorf, Jim McDannell, Kathleen Reilly (Alternate)

Others in attendance:

Dominic Picarelli, KPI Technology; Environmental Planner and Planning Technician
Lynda Beckwith, PMCA; Assistance Zoning Officer to Franklin Township

CALL TO ORDER

- Hearing called to order by Dennis Robinson, Chairman, at 7:00pm.
- The Chairman noted that the Planning Commission (PC) would not take up consideration of the 2023 Annual Report at this meeting to allow the commission members additional time to review the draft. The Chairman noted that the annual report would be on the voting agenda for the next PC meeting [scheduled for April 17, 2024].

RE-ORGANIZATION OF PLANNING COMMISSION

- None.

APPROVAL OF FEBRUARY 2024 MINUTES

- The Chairman offered the PC's February Minutes for approval by the board.
 - **A MOTION to APPROVE FEBRUARY MINUTES by Dale Graves, seconded by Jim McDannell.**
 - **THE MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- **Weikert Subdivision Request**
 - After the February approval for a time extension, and subsequent further review regarding the ability of the Weikert property to be subdivided in its current zone, it had been determined that the property does not meet established criteria for subdivision. The requester is still considering alternative options, and still has until May 13, 2024 for the action deadline.

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- Noting this timeline, The Weikert Subdivision request has one Planning Commission meeting, and one Board of Supervisors meeting left on the township calendar before the deadline. Dominic Picarelli [title] noted that he would contact the Weichert's engineer, Mr. Bob Sharrah, of the Sharrah Design Group, to convey the time remaining for his client's decision.
 - April 17, 2024 Planning Commission's action deadline;
 - May 2, 2024 Supervisors Board's action deadline;
 - May 13, 2024 action deadline.
- **A MOTION to *TABLE* the Weikert Subdivision request to allow the requester additional time to consider their request by Dale Graves, seconded by Kathleen Reilly.**
 - **THE MOTION CARRIED with one NO vote by Gary Deardorf.**

OLD BUSINESS

- None

NEW BUSINESS

- **Zoning Hearing Application – Special Exception and Variance Request for 3920/3930 Chambersburg Road.**
 - Mr. John Kramb owner of 3920/3930 Chambersburg Road presented the February 16, 2024 submitted package proposing an auto repair business in a presently vacant space he owns.
 - The submission requests both a variance and a special exception.
 - A Variance for two principal uses to an existing property; and,
 - A Special Exception to approve the variance of a multiple use property for a non-conforming use.
 - The PC is principally concerned with the following that was not presented with sufficient data:
 - The criteria for the variance and the sufficiency of data presented for a non-confirming use case;
 - A reasonable and executable parking plan;
 - The clean and orderly appearance of the parking area, delivery areas, outside storage, and waste removal plan for the proposed business;
 - The handling and control of Hazardous materials (HAZMAT), waste oils and heavy metals dispositioning and, emergency spill preparedness;
 - The potable water delivery for the building and a DEP approved storm water and sewer/septic plan.
 - Proof that measures are in place that would remove the risk of HAZMAT and waste oil presence in public drinking water, storm water run-off and, septic system or public sewer.

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- It was noted to Mr. Kramb by the PC, and reinforced by Ms. Lynda Beckwith that these issues are matters in which the Zoning Board would require clear answers to at the hearing scheduled for Thursday, March 28th. Furthermore, it was noted that if Mr. Kramb could provide the board clear proof of a previously operating auto repair shop within this space, it would vehemently support the case, and the tenor of his variance request.
- **A MOTION to *RECOMMEND APPROVAL* of the Special Exception and Variance Request for 3920/3930 Chambersburg Road to proceed to the ZONING HEARING, to review the special exception and approve the variance, by Dale Graves, seconded by J.R. Crushong.**
 - **THE MOTION CARRIED UNANIMOUSLY.**

GUESTS

- **Karen Bowling of 137 Old Rt. 30, Gettysburg, PA 17325**
 - Ms. Bowling noted concern that other townships seem to allow unabated land use of farms for the installation of industrial solar panels. She wants clarification if Franklin Township has a regulation in place for Land Use and Zoning for farms and the installation of commercial and or industrial solar panels.
 - The PC conveyed that they reviewing zoning regulations now, and noted her concern.
 - Lynda Beckwith, PMCA added that solar panels are presently located in section 175.3.1 of the zoning ordinance.

ADJOURN

- The Hearing adjourned at 8:04 pm by Dennis Robinson, Chairman.