

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Mar. 15, 2023

Commissioners in attendance:

Dennis Robinson, Bicky Redman, JR Crushong, Gary Deardorff, Dale Graves, Eric Miller

Others in attendance:

Lynda Beckwith, PMCA Assistant Zoning Officer; Dominic Picarelli, KPI Technology,

CALL TO ORDER

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

APPROVAL OF FEBRUARY 2023 MINUTES

- **MOTION to *APPROVE February 2023 minutes*, by Bicky Redman, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

Gate of Dawn Subdivision

- The planning commission reviewed comments to the Gate of Dawn Subdivision from Adams County, KPI, and PMCA. Multiple issues from the comments remain outstanding from the current plan. Much of the discussion centered on the location of a potential home or dwelling, and the subsequent and/or potential costs and requirements for a given location. Multiple members expressed concern that an approved plan, depending on the notional depiction of a homesite location, may unintentionally signal to an unknowing landowner that a notional depiction is otherwise approved for actual building or development.
- **MOTION to *RECOMMEND CONDITIONAL APPROVAL of the Gate of Dawn Subdivision request, pending resolution of outstanding items to the satisfaction of the zoning officer and township engineer*, by Eric Miller, seconded by Gary Deardorff.**
- ***Further, the planning commission notes special concerns over the following three items:***
 - ***the notional location of the homesite and the potential for prospective future developers to infer this notional location as approval for development;***
 - ***that proposed driveways do not appear to have adequate site distance, based on assumed speed limit; and,***

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- *the plan does not include a shared driveway, and therefore each lot may require a NPDES permit for erosion and sedimentation control and stormwater management.*
 - **MOTION CARRIED UNANIMOUSLY.**

Gate of Dawn Sewage Module

- **MOTION to APPROVE the Gate of Dawn Sewage Module request by Gary Deardorff, seconded by Bicky Redman.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

NEW BUSINESS

Adams County Office of Planning & Development

- Ms. Jenna Smith of the Adams County Office of Planning & Development discussed the County Office's plans to update the Heritage & Historical Preservation section of the current County Comprehensive Plan. The Office is currently engaging with municipalities and communities at the onset of this process to learn and determine ideas, stories, and projects for potential inclusion in an updated plan.

Zoning Suggestions & Review

- The Board of Supervisors has asked the Planning Commission to review the existing SALDO and zoning ordinance. Beginning in April, the Planning Commission will begin to meet regularly to consider potential changes and updates to both documents and prepare to recommend any revisions to the Board of Supervisors over the course of the year.

GUESTS

ADJOURN

- Meeting adjourned at 8:30pm by Dennis Robinson, Chairman.