

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

Dennis Robinson, Pat Schindel, Gary Deardorff, James McDannell, Bic Redman & Mary Lower
 Also present: Dominic Picarelli from KPI Technology Inc. and Sharon Hamm from PA Municipal Code Alliance (PMCA)

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

Approval of February 2021 Planning Commission Minutes

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

Guests:**Aaron Friese** - Sketch plan – 1465 Buchanan Valley Rd. – Ag Zone

They have 25.66+/- acres. Would like to put an additional home on the property. No more than one principal use is allowed on the same lot in the Ag Zone. They would need to prove a hardship to go before the Zoning Hearing Board so we suggested they do a subdivision plan. They will need to show a driveway access with road frontage to the lot on the plan.

Jeffrey Spence – Subdivision – Mount Carmel Road – Ag Zone

The engineer requested we table the plan. Need some minor adjustments to the plan.

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

Store-It, LLC – 3416 Chambersburg Road – Commercial Zone

They revised the entire plan. Proposal is to construct two (2) – 4,800 sq. ft. & one (1) 4,400 sq. ft. Mini-Storage units (with associated parking, storm water management facility, etc.) on a 2.004 +/- acre parcel of land. We reviewed KPI Technology's comments dated 3/17/2021 and Sharon Hamm's verbal comments.

Issues that still need to be addressed:

1. An owner's acknowledgment needs to be executed.
2. An approved Highway Occupancy Permit is required.
3. The developer should contact Adams County Office of Planning and Development to ensure that the reconfiguration of the structures does not constitute a "major plan change." If the reconfiguration of the buildings is deemed a "major change" and they have not reviewed the changes, Adams County may not sign the plan for approval.
4. An approved NPDES permit from Adams County Conservation District is required.
5. An As-built Plan is required.
6. The shared driveway Use and Maintenance Agreement needs to be executed. While we do not object to the new access drive and the relocation of the access easement for the radio tower, we are concerned that a portion of the proposed access drive is not located within the access easement. This portion of the proposed access drive (located to the west of the proposed driveway) should be included in the access easement (or a right-of-way) to ensure that the owner of the easement has uninhibited access to the proposed driveway. If not, the developer will need to show another driveway for the access drive to the radio tower.
7. A fee in lieu of recreational area is required
8. Bonding of site improvement is required.
9. We note that with 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. (The developer has stated this will be included in the Developer's Agreement.)
10. Proposed basin grading results in a slope of more than 10% within 20 feet of a property line.
 - a. The developer is requesting a waiver from this requirement. *We do not object to the granting of this waiver if adjointer concurrence is provided.*
11. 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.

a. The developer is requesting a waiver from this requirement. *We do not object to the granting of this waiver if adjoiner concurrence is provided.*

12. Any agreements between Zizzi and Store It should address who will be responsible for the maintenance of the stone "porous pavement" driveway.
13. Maintenance descriptions for the porous pavement were provided but should be modified to address that gravel and not pavement will be the finished porous surface on this particular site.
14. We were unable to locate a detail or plan note indication the proposed depth of amended soils in the basin or on other parts of the site.
15. A Stormwater Management Operations and Maintenance Agreement will be required.
16. On Sheet LD3, it states an 8' fence will be installed. It appears this is a typo and should state 6' fence as it appears elsewhere on the plan.

MOTION by Deardorff, seconded by McDannell to recommend granting conditional approval pending resolution of KPI's comments shown above and any comments that may come from Adams County's Office of Planning and Development. Motion carried.

Alan Mahone update – Sewage Facilities Planning Module – 3465 Old Rt. 30 – Residential zone

For a single-family residential land development located on 5.67 acres. Three existing mobile homes are present north of the creek. Plan proposed demolition of two of these mobile homes and the construction of a 3-bedroom single family home and the remodeling of the remaining mobile home into a "man cave" with a bathroom only. Privately owned small flow treatment facility with stream discharge (Clear Run, High Quality stream) is proposed for the new home and man cave and consists of a dual chambered septic tank, Ax20RTUV with a UV disinfection unit.

We reviewed KPI Technology's comments dated 3/16/2021. Robinson also answered the questions for the Sewage Facilities Planning Module Component 4A (Municipal Planning Agency Review) under Section C. numbers 1 thru 16.

MOTION by Schindel, seconded by Redman to recommend approval of the module. Motion carried.

Masonic Lodge – Zoning Hearing Application – On hold

No one was present to represent the Lodge.

Meeting adjourned at 7:55 PM.

Respectfully submitted,
Mary Lower
Planning Commission Secretary