

# FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – April 17, 2024

## Commissioners in attendance:

Dennis Robinson, JR Crushong, Jim McDannell, Gary Deardorff, Eric Miller, Dale Graves, Jed Fetter, Kathleen Reilly (Alternate)

## Others in attendance:

Dominic Picarelli, KPI Technology

## CALL TO ORDER

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

## APPROVAL OF MARCH 2024 MINUTES

- MOTION to *APPROVE MARCH minutes*, by Gary Deardorff, seconded by Eric Miller.
  - MOTION CARRIED UNANIMOUSLY.

## SKETCH PLANS

- Charles Mason / Attorney – 550 Ortanna Road – Preliminary Sketch for Subdivision
  - The planning commission reviewed this preliminary sketch to subdivide a lot and create a new panhandle driveway. The PC reviewed and recommended the requester meet with the Zoning Officer for additional guidance.
- Jeff Scanlan (Kuhn) – Sketch Plan
  - The planning commission reviewed this preliminary sketch to subdivide a lot. The PC reviewed and recommended the requester meet with the Zoning Officer for additional guidance.

## PLANS

- Brady and Kathryn Weikert Subdivision
  - The planning commission briefly reviewed this request and noted that no new information nor requests had been submitted.
  - MOTION: The Planning Commission *RECOMMENDS DISAPPROVAL* of the Weikert subdivision plan, due to the plan not meeting the requirements of the Franklin Township ordinance, as noted by KPI, dated January 16, 2024, and by PMCA, dated February 6, 2024, by Jed Fetter, seconded by Dale Graves.
    - MOTION CARRIED UNANIMOUSLY.



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## OLD BUSINESS

- Planning Commission Annual Report for 2023
  - MOTION: The Planning Commission *APPROVES the draft annual Planning Commission report for 2023* for the Board of Supervisors, by Jed Fetter, seconded by Eric Miller.
    - MOTION CARRIED UNANIMOUSLY.

## NEW BUSINESS

- 2408 Chambersburg Road – Solar Facility – Conditional Use
  - A representative for a Sol America presented a draft plan for a solar field array on an agricultural-zoned parcel at 2408 Chambersburg Road. The request is for a variance to allow a 34-foot setback from the road to the solar array instead of the 200-foot setback required by code.
  - The PC asked what hardship was created by the 200-foot setback requirement. The representative indicated that the setback would push the solar array deeper into the open field of the parcel and reduce the currently farmable area.
  - MOTION: The Planning Commission *RECOMMENDS DISAPPROVAL* of variance request for a setback, due to the insufficient demonstration or justification of a hardship caused by the Township code, by Gary Deardorff, seconded by Eric Miller.
    - MOTION CARRIED UNANIMOUSLY.

## GUESTS

- None

## ADJOURN

- Meeting adjourned at 7:50pm by Dennis Robinson, Chairman.