

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Apr. 20, 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.

CALL TO ORDER

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

APPROVAL OF FEBRUARY MINUTES

- **MOTION to approve February minutes, as written, by Bicky Redman, seconded by James McDannell. Motion carried unanimously.**

SKETCH PLANS

Marisel Vasquez – 2720 Chambersburg Road

- Ms. Vasquez, owner of The Healing Stone, LLC, in Biglerville, PA, desires to purchase a new and larger property in Biglerville to expand her business. The proposed location resides in the residential & village overlay zone. Ms. Vasquez presented her proposal and business plan to the Planning Commission, seeking ideas and guidance in moving forward.
- The Planning Commission expressed interest and general support for Ms. Vasquez, and encouraged Ms. Vasquez to seek assistance from the Township zoning office in submitting a formal permit request in the coming months.

PLANS

Friese Subdivision – Amended Plan

- The Friese Subdivision plan received recommended approval from the Planning Commission in January 2022, and subsequent approval from the Board of Supervisors in February 2022, and then was recorded. A subsequent request from the owner in March for a driveway permit was disapproved by PENDOT because the proposed location lacked appropriate sight distance.

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- The plan has been amended to relocate the driveway in accordance with sight distance protocols. This change has then created the need to adjust the property line over the driveway, and does not otherwise alter the acreage, size, or other key aspects.
- **MOTION to RECOMMEND CONDITIONAL APPROVAL of the Friese Subdivision Amended Plan, pending final review by KPI Technology and Bernie. Motion made by Eric Miller, seconded by Pat Schindel.**
 - **MOTION CARRIED UNANIMOUSLY.**

Leatherman Final Subdivision

- The bulk of the subdivision proposal in the Leatherman request is located Butler Township. Only a small portion of the property is located in Franklin Township, and this portion consists only of vacant land. The Planning Commission debated whether to review this plan, or defer all review to Butler Township.
- **MOTION to RECOMMEND the Franklin Township Board of Supervisors NOT FORMALLY ACCEPT the Leatherman Final Subdivision plan for review, and allow Butler Township to assume responsibility for this request. Motion made by Pat Schindel, seconded by James McDannell.**
 - **MOTION CARRIED UNANIMOUSLY.**

NEW BUSINESS

Emily Firestone – 430 Old Route 30 – Zoning Hearing Board Application Review

- Ms. Firestone requests approval to add an additional worker to her currently approved and permitted, home-based occupation dog-grooming business, given her increasing employment workload and need for special family considerations. The additional worker would give Ms. Firestone additional capacity to maintain her business operations.
- The business is located in a residential zone; and therefore, permissible since the only employee of the business is a current resident of the home. Township ordinances do allow for additional support employees, but not for additional practicing employees, unless they are residents of the home.
- The Planning Commission reviewed and discussed both the ordinance regulations, and the special family considerations requested by Ms. Firestone. As noted by several board members, according to the Official Zoning Ordinance of Franklin Township, Section 175-46, (A), home occupations may only have the resident practice the occupation. Some members expressed frustration that Ms. Firestone had already paid a fee for the zoning board hearing.

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- **MOTION to RECOMMEND DISAPPROVAL of the Firestone zoning request. Motion made by Eric Miller, seconded by JR Crushong.**
 - **MOTION PASSES 4-2.**

Hauser Hill, LLC – Zoning Hearing Board Application Review

- Mr. Richard Thrasher, representing Hauser Hill, LLC, is applying for a special exception to operate an events center at the former Hauser Hill Winery location. The location has been operating for nearly 2 years as an events center and is seeking the appropriate permits and approvals.
- Hauser Hill, LLC is applying via the exception for resort lodges, which PMCA has deemed the most appropriate permit application route.
- In previous reviews, the Planning Commission had inquired about any parking, sewage, and lighting requirement changes; Mr. Thrasher indicated the only reported concern had been for sewage requirements. As a winery, Hauser Hill had previously operated with a occupancy limit of 97, and Mr. Thrasher stated Hauser Hill would operate as an events center with the same occupancy limit of 97.
- **MOTION to RECOMMEND APPROVAL, as submitted, of the Hauser Hill zoning request. Motion made by Bicky Redman, seconded by James McDannell.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- None

GUESTS

- None

ADJOURN

- Meeting adjourned at 8:05pm by Dennis Robinson, Chairman.