

Franklin Township Planning Commission*April 20, 2021***In attendance:**

Dennis Robinson, Gary Deardorff, James McDannell, Bic Redman, J R Crushong & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

Lynda Beckwith & Sharon Hamm from PA Municipal Code Alliance (PMCA)

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

Approval of March 2021 Planning Commission Minutes

Motion by McDannell, seconded by Redman to approve the March minutes. Motion carried.

Guests:**Jeffrey Spence – Subdivision – Mount Carmel Road – Ag Zone**

Subdivide 2.00 +/- acres (Lot 2) from an existing 26.32 +/- acres (Lot 1). Lot 2 will host the existing dwelling. Deemed nonconforming because the existing structure is located within the required setback; however, it will not have a positive or negative affect on the situation.

We reviewed Adams County comments dated 4/9/21 and KPI Technology's comments dated 4/6/21.

Issues are the following:

1. An owner's acknowledgment needs to be executed.
2. Sewage Planning approval is required.
3. Copies of the new deeds for Lots 1 & 2 should be provided to the Township Solicitor for review and approval.
4. A fee in lieu of recreational area is required.

MOTION by Redman, seconded by Deardorff to recommend approval of the plan pending resolution of the issue shown above. Motion carried.

Jeffrey W. Spence – Sewage Planning/Non-Building waiver

MOTION by Deardorff, seconded by McDannell to recommend approval of the module. Motion carried.

Michael Steven Sharrah – Final Subdivision Plan – Bingaman Road – Ag Zone

Subdivide off 1.168 +/- acres (Lot 2) from an existing 116.17 +/- acre parcel (Lot 1). Lot 1 will host the existing structures and house.

Reviewed Adams County comments dated 3/30/21, KPI Technology's comments dated 4/16/21 and PMCA's comments dated 4/21/21.

Issues were the following:

1. An owner's acknowledgement needs to be executed.
2. Sewage Planning approval is required.
3. The bearings and distances *for the entire property* should be shown on the plan.
4. The right-of-ways and cartway widths for Old Route 30 and Spigot Valley Road should be shown.
5. The Adams County comments should be received, reviewed, and considered.
6. The soil type and boundary should be shown *for the entire property*.
7. A copy of all previous subdivisions associated with this property need to be provided to the Township for review.
8. A fee in lieu of recreational area is required.
9. Add note Township Driveway permit required for new access onto Bingaman Road.
10. 175-9 (N) – Address compliance with this section as it relates to access drives. This pertains to, if you have the opportunity to share driveway access, you should.

Robert Sharrah will investigate 175-9 to address compliance with this section as it relates to access road.

Modifications will be requested for issues #3 and #6 shown above. Instead of the entire property, they would like to have just for Lot 2 and surrounding area only.

MOTION by Redman, seconded by McDannell to recommend the Supervisors grant the modification requests. Motion carried with Robinson abstaining.

MOTION by McDannell, seconded by Deardorff to recommend approval of the plan pending resolution of issues shown above, including the shared driveway issue. Motion carried with Robinson abstaining.

Michael Steven Sharrah – Sewage Planning Module

Robinson will sign the modules.

Mark E. and Susan J. Flickinger – Final Subdivision Plan – 40 Old Route 30 – Residential Zone
Subdivision of a 48.369 +/- of land into four lots. Lot 2 (10.350 acres) will host the existing house and shed. Lot 1 (16.358 acres), Lot 3 (11.311 acres) and Lot 4 (10.350 acres) are proposed for single family residences.

We reviewed KPI Technology's comments dated 4/20/21 and Adams County comments dated 3/29/21. There are numerous issues with the plan that need resolved.

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

Sew 'N Place – Land development plan – 6195 Chambersburg Road – Commercial Zone

They would like to construct a building addition (with sidewalk and parking reconfiguration) to the current structure on the 1.3849-acre property.

We briefly reviewed KPI Technology's comments dated 4/20/21 and PMCA's comments dated 4/21/21. There were many issues seen with the plan. No Adams County Comments were received.

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

LTP Rentals/Brian & Patrick Redding - Zoning Hearing Board Application – Mini Storages – corner of Chambersburg Rd and 25 Buchanan Valley Road – Commercial Zone – 5.59 +/- acres

Mini Storage use is permitted as a Special Exception in the Commercial Zone.

MOTION by Redman, seconded by McDannell to recommend the Zoning Hearing Board approve the Special Exception. Motion carried with Deardorff abstaining.

Dave Kuhn – guest – Property along Old Rt. 30 near the Elementary School in Cashtown - Residential Zone - Owns approximately 40.15 +/- acres and would like to sell the property (about half is woodland).

Update from his last visit in February. Gettysburg Area School District has agreed to sell the sewage treatment plant acreage, but in exchange they want two other driveways on the opposite side of the road near Oak Tree Road development and the Franklin Township Elementary School. One of the driveways is an orphaned piece of property. They would like to clean up these driveway issues at the same time they are subdividing the sewage treatment plant acreage.

We advised him to discuss with an attorney and then start a subdivision plan.

Meeting adjourned at 8:48 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary