

Franklin Township Planning Commission*May 19, 2021***In attendance:**

Dennis Robinson, Pat Schindel, Bic Redman, J R Crushong & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

Lynda Beckwith from PA Municipal Code Alliance (PMCA)

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

Approval of April 2021 Planning Commission Minutes

Motion by Redman, seconded by Schindel to approve the April minutes. Motion carried.

Guests:**Brittany Golden** – sketch – 765 Belmont Road – Ag Zone

Brittany handed a sketch of Lynda Beckwith in the parking lot and she was not present for the meeting.

Subdivision sketch plan does not appear to have road frontage.

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 updated comments dated 5/19/21.

Issues were the following:

1. An owner's acknowledgement needs to be executed.
2. The depth to width ratio of the proposed lots does not meet the requirements. The developer has requested a waiver of this requirement, if the Board chooses to grant this waiver, we would not object.
3. A fee in lieu of recreational area is required. (Mr. Flickinger has paid the fee.)

Pennsylvania American Water Corporation is okay with the driveway going over the sewer easement.

Request for Waiver**MOTION** by Redman, seconded by Schindel to recommend the Supervisors grant the depth to width ratio requirement. Motion carried.**MOTION** by Redman, seconded by Schindel to recommend the Supervisors approve 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.

KPI just received the revised plan and has not had time to review. Sew 'N Place needs to ask for an extension since their time runs out on June 30, 2021.

MOTION by Redman, seconded by Schindel to table the plan but allow them to request an extension based on the letters from KPI Technology, dated 4/20/21 and PMCA's comments dated 4/21/21. Motion carried.

Frank & Loni Buck/Good Samaritan Masonic Lodge 336 – Special Exception Hearing – 545 Crooked Creek Road, same parcel as the museum project being constructed by the Bucks. The Bucks will donate a portion of the parcel for the construction of a Masonic Lodge building including attached banquet facility. Darrin Catts was present to represent the Masonic Lodge. Special Exception is needed under 175-8 use regulations & 175-9C non-agricultural uses of the Zoning Ordinance. This approval is needed under the ordinances for a Club Room, Club Grounds, or Meeting Hall which is the category for their intended use. The

request will be for the permissions to be granted for the special exception with the condition that the approval goes with the new parcel once the subdivision process is completed and approved. This request should not be interpreted to be asking for multiple uses on one parcel.

MOTION by Schindel, seconded by Redman to recommend the Zoning Hearing Board approve the use of a meeting hall at 545 Crooked Creek Road. Motion carried.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary