

Franklin Township Planning Commission*June 16, 2021***In attendance:**

Dennis Robinson, Pat Schindel, Gary Deardorff, 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 May 2021 Planning Commission Minutes

Motion by Deardorff, seconded by Redman to approve the May minutes. Motion carried.

Guests:**Pat Schindel** – sketch – Green Ridge Road

Would like to subdivide a lot in half. Schindel would keep half and the other half would go to the adjoiner.
No problems seen with the plan.

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 reviewed KPI Technology's comments dated 6/16/2021 and PA Municipal Code Alliance's comments dated 6/4/2021

Issues were the following:

- 175-16 (A) Front Setbacks from Major Thoroughfares: front setback is 50', revise drawing and add to note 6 on the cover page regarding 175-16(A) (see Comprehensive Plan map)
- 179-19 (H) Address Lighting requirements for parking areas of more than 5 vehicles used at night. Confirm lighting will meet uniform intensity of 0.3 foot candles.
- 175-19 (I) Address Interior Green Area, provide a parking landscaping plan. Interior Green Space has been labeled on the plan, expand on the not to indicate it will be landscaped.
- 175-22 If use of property to the East of this site is residential address Screens and Buffers. Developer shall provide a screening in accordance with 175-22 where abutting use is residential.
- 175-23 Where lighting is provided or required address this section with a detail or note.
- 146-303.A.13 The contour lines need to be labeled with elevations.
- 146-303.B.1 Based on the flows provided for the sewage system, we agree that Sewage Planning is not required. However, approval from the Franklin Township Sewage Enforcement Officer (Gil Picarelli) is required for the location of the septic tank(s).
- 146-303.B.2 An approved erosion and sedimentation control plan is required. The following will need to be addressed:
 - Areas demolished/redeveloped should be added to the Limit of Disturbance (new parking, landscape areas, etc.)
 - Additional silt sock for the areas mentioned above needs to be shown.
 - Add a location and detail for a topsoil stockpile.
 - The construction sequence should address removal of sediment controls at project completion.
- 146-303.B.7 A stormwater management and land grading plan is required. We agree that this project may be exempt from a formal Stormwater Management Plan; however, a Minor Stormwater Site Plan is required.
- 146-305.A.29 An example for a "typical" approval block was provided and theirs should be similar for each signee.
- 146-414 A fee in lieu of recreational area is required.

MOTION by Redman, seconded by Deardorff to recommend conditional approval provided the above issues are resolved. Motion carried.

Hundredfold Farm Community COA – Zoning Hearing Application – 1400 Evergreen Way, Orrtanna, PA – Ag Zone

We reviewed the application and the letter from Salzmann Hughes, P.C., Attorneys at Law, dated 6/11/2021. They received a special exception granted June 3, 2000. One condition was written in a way that limited their use of the existing farmhouse. The Community would like to amend the condition regarding the farmhouse use.

Currently the farmhouse serves as a meeting place for residents, a farm/business office, and as a center for events to market the community to prospective purchases. Currently "the permitted use shall extend to overnight accommodations for friends and relatives in the existing upstairs bedrooms of the home to be used as the community center as long as no fees or charges are imposed for such use and such use shall be limited to relatives and personal guests visiting homeowners for a temporary visit."

The applicant would like to revise this to say the permitted use "shall extend to overnight accommodations for friends, relatives, community members or potential community members." Reason for this would be if someone is thinking about joining the community, they could stay there on a trial basis or if someone is waiting to have a house built on the property. It is not the applicant's desire to have the rooms become like an Airbnb or residential apartments. They also would like to charge a fee of the community members or potential community members to help defray the costs of the utilities, etc., while they are staying in the farmhouse/community center.

MOTION by Schindel, seconded by Redman to recommend approval by the Zoning Hearing Board, but while we agree that this is a hardship, we are concerned about the fees and that it doesn't become an Airbnb in the future. Should be limited to potential homeowners, relatives, and friends. Motion carried.

Clayton Tyler – Mt. Top Estates – question regarding keeping chickens

They have about 10-12 chickens on their property, no roosters, and the neighbor is complaining about having chickens in a residential zone. Mr. Tyler stated he has a letter recommending chickens as an Emotional Support Animal for a family member. We recommend he go to the Supervisors meeting and ask them to change the ordinance to allow chickens in a residential zone. Also, to bring a copy of the letter to the meeting.

Meeting adjourned at 8:10 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary