

Franklin Township Planning Commission*July 21, 2021***In attendance:**

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

Motion by Deardorff, seconded by Schindel to approve the June minutes. Motion carried.

Guests:**Barbara Forsythe – Subdivision Final – Bingaman Road – Ag Zone**

Subdivision of 15.30 +/- acres (Lot 4) from a 29.379 +/- acre parcel. It is to be conveyed to an adjoining lot owner (Gwenn Forsythe). The plan is deemed nonconforming because Lot 5 does not meet the required 200-foot lot width; however, this proposal will not have a positive or negative affect on the situation.

We reviewed Adams County's comments dated 6/24/21, PMCA's comments dated 7/21/21 and KPI Technology's comments dated 7/21/21.

Issues were the following:

- KPI & PMCA - Minimum lot width requirement of 200' should be noted in the Site Data. Add minimum lot width to site data and reference the name, approval date, and plat book and page of the previous subdivision plan that created the non-conformity.
- KPI - The plan does not meet the 1"=50' required scale; however, we have no objection to the scale that is being used.
- KPI - The name, address, and telephone number of the subdivider should be depicted on the plans.
- KPI - Classification of Bingaman Road should be depicted on the plans.
- KPI - A street/corner monument needs to be set for the property; we suggest along a common property line, otherwise on the street right-of-way line.
- KPI - Certification of the owner should be signed before plan approval.
- KPI - A copy of all previous subdivisions (easements, right-of-ways, etc.) associated with this property needs to be provided to the Township for review.
- KPI - A memorandum must be recorded that considers the Lot 4 and Gwenn Forsythe property as one single tract of land or a new deed for the property needs to be provided.
- KPI - An executed owner's acknowledgment for the person receiving the lot addition is required.
- KPI - A note is on the plan that addresses the addition to an existing lot; however, it should be replaced with the standard note from the ordinance.
 - "The lot addition(s) may not be retained or sold separately except to an adjoining lot owner and must become an integral part of the deed to which they are attached."
- PMCA - Label front and rear setbacks.
- PMCA - This property contains a large amount of steep slopes, Lot 5 especially, has steep slopes in the likely development area towards the road. Add a not to the plan to alert a potential property owner that steep slopes may not be disturbed.
- PMCA - Provide copy of SEO approval affirming Sewage Facilities needs can still be met on the remainder lot after the new lot is taken off.
- Through discussion, it appears there may be an existing driveway on Lot 5. If present, show it on the plan.

MOTION by Deardorff, seconded by Schindel to recommend the approval of the Non-Building Waiver. Motion carried.

MOTION by Deardorff, seconded by Schindel to recommend approval of the subdivision pending resolution of the above comments and the addition of the existing driveway. Motion carried.

Cecil Golden – Sketch plan – Belmont Road

Brittany Golden showed the sketch plan. There is a question about the road frontage for the lot. We suggested they make sure they have 25' of road frontage for a pan-handle. Advised Brittany to contact the Township Secretary to help her get a GIS map of the property. She will need to come to the Supervisor's meeting to see if they think she would be able to have a pan-handle lot.

Meeting adjourned at 7:55 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary