

Franklin Township Planning Commission*August 18, 2021***In attendance:**

Dennis Robinson, Pat Schindel, Gary Deardorff, Bic Redman, JR Crushong & Mary Lower
 Also present: Dominic Picarelli from KPI Technology Inc.

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

Approval of July 2021 Planning Commission Minutes

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

Guests:

Richard & Carole Ann Boyd – Preliminary/Final Subdivision – Green Ridge Road – Ag Zone
 Subdivision of a .885 +/- acre lot into two lots (Parcel 13A: 0.4425 +/- acre & Parcel 13B: 0.4425 +/- acre).
 Parcel 13A will be conveyed to an adjoining lot (Schindel) and Parcel 13B will be conveyed to adjoining lot (Sanders).

Robinson read KPI's comments dated August 9, 2021, Adams County's comments dated 8/2/2021 and Pennsylvania Municipal Code Alliance's comments dated August 10, 2021. Issues were the following:

- KPI -An executed owner's acknowledgement required
- KPI -A street/corner monument needs to be set for the property; we suggest along a common property line at the street right-of-way line.
- KPI -Sewage facilities planning approval is required.
- 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 Lots 13A & 13B and neighboring properties (Schindel & Sanders) as one single tract of land or a new deed for the property needs to be provided.
- KPI -An executed owner's acknowledgement for the person receiving the lot addition is required.
- KPI -A note needs to be placed on the plan that states:
 - 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 – 175-9 (D) requires the creation of lots and the subdivision of the parent tract to be in accordance with "The Adjusted Tract" regulation. This plan does not propose the creation of additional building lots and in fact eliminates a lot, therefore development in accordance with 175-9 (E)(F)(G)(H) and (I) are not applicable.
- PMCA – It appears lot 12 & 13 are existing non-conforming lots due to size and width. Subdivision of Lot 13 for lot additions to Lot 12 and to Lot 14 eliminates the non-conformities. Add a chart or a note to plan page 3 stating the lot sizes before and total lot sizes after the lot additions to show lot 12 as conforming to current size and width requirements.
- PMCA – Site Data note 14 – tax parcel number is not identified correctly; it should contain 16 characters including dashes.
- PMCA - Provide a comment response letter addressing comments in this review.

It was also noted that the mother-in-law house on the Schindel property was labeled a garage.

MOTION by Deardorff, seconded by Redman to recommend approval of the plan pending resolution of the issues shown above, including the renaming of the garage. Motion carried with Schindel abstaining.

Dale Graves – sketch plan – 611 Mt. Carmel Road

He is interested in buying an adjoining property and has questions regarding the setbacks. There is a proposed cul-de-sac shown on the plan which has never been built, between his property and the adjoining property that he would like to purchase. There is a "grandfathered" house shown on the adjoining lot that is in the setback. He would like to know if he would be allowed to build a two-car garage onto this house. We suggested he contact the Zoning Officer.

Meeting adjourned at 7:20 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary