

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – September 20, 2023

Commissioners in attendance:

Dennis Robinson, Bicky Redman, JR Crushong, Gary Deardorff, Eric Miller

Others in attendance:

Lynda Beckwith, PMCA Assistant Zoning Officer; Dominic Picarelli, KPI Technology.

CALL TO ORDER

- Meeting called to order by Dennis Robinson, Chairman, at 7:00pm.

APPROVAL OF MARCH 2023 MINUTES

- **MOTION to *APPROVE August 2023 minutes*, by Bicky Redman, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- None

OLD BUSINESS

- None

NEW BUSINESS

- 265 Seven Stars Road – Curative Amendment to Zoning Hearing
 - The Planning Commission reviewed the possibility of permitting the raising of livestock in an industrial zone located on Seven Stars Road. The key points of the meeting included concerns regarding stipulations recommended by the Planning Commission, mainly related to manure management and water resource impact studies. There was a debate about whether the county ordinance should regulate areas already governed by state regulations.
 - It was pointed out that the Adams County Conservation District no longer administers the manure management program, and that having a manure

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – September 20, 2023

management plan reviewed and approved is not a state requirement. The distinction between manure management plans and nutrient management plans was clarified. It was also noted that a Concentrated Animal Feeding Operation (CAFO) requires an NPDES permit issued by the Pennsylvania Department of Environmental Protection.

- The need for water resource impact studies and the circumstances under which they should be required were discussed. The use of raising livestock, in particular, was debated in terms of how it should be regulated. The Planning Commission suggested adding the use of raising livestock as a permitted use in industrial zones, with specific conditions to be determined, such as whether a Water Resources Impact Study should be required.
- The meeting raised questions about whether specific conditions should be outlined in the zoning ordinance or left for flexibility during the land development review process. Participants considered the need for water studies based on the scale of livestock operations and the water usage involved. The distinction between principal farm buildings and accessory agricultural buildings was discussed in the context of land development requirements.
- The Planning Commission then moved to amend their recommendation from August 16th, 2023:
 - **MOTION: As part of the Planning Commission’s ongoing review of current zoning uses, the Planning Commission *RECOMMENDS* adding the use of Raising of Livestock as a permitted use in Industrial zones, by Gary Deardorff, seconded by Eric Miller.**
 - **MOTION CARRIED UNANIMOUSLY.**
- 3240 Old Route 30 – Variance Request
 - Resident Luke Parr sought a variance for building a 24x38 garage adjacent to his house. The proposed garage's placement posed an issue due to the existing zoning ordinance, which classified it as being within his front yard. Mr. Parr explained his efforts to comply with regulations and cited limitations on his property, including its irregular shape, elevation, and the presence of a gas line right-of-way.
 - He clarified that back in 2018 when he built his house, the location was chosen due to the property's specific constraints, including a gas line right-of-way, sand mound location, and topography. At the time, constructing a garage was not part of the plan due to budget considerations. Only recently did he begin considering the addition of a garage, leading to his variance request.

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – September 20, 2023

- **MOTION to *RECOMMEND APPROVAL* of the variance request for 3240 Old Route 30, by Bicky Redman, seconded by Dennis Robinson.**
 - **MOTION APPROVED, 4-1.**

GUESTS

ADJOURN

- Meeting adjourned at 8:15pm by Dennis Robinson, Chairman.