

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Sep. 21, 2022

Commissioners in attendance:

Dennis Robinson (Chairman), Pat Schindel (Vice Chair), JR Crushong, Bicky Redman, Gary Deardorff, Eric Miller (Secretary)

Others in attendance:

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

CALL TO ORDER

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

APPROVAL OF AUGUST MINUTES

- **MOTION to approve August minutes, with edits, by Gary Deardorff, seconded by Bicky Redman. Motion carried unanimously.**

SKETCH PLANS

- None

PLANS

Knouse Foods Subdivision

- The planning commission considered comments on a subsequent review of this request (having previously considered this request during the August meeting) from both the township engineer and township assistant zoning officer.
- Ken Scott, from Beyond all Boundaries, spoke on behalf of the request and addressed these comments. The one outstanding item was the completion of an owner's acknowledgement.
- **MOTION to RECOMMEND APPROVAL of the Knouse Foods Subdivision plan, pending execution of an owner's acknowledgment. Motion made by Pat Schindel, seconded by Eric Miller.**
 - **MOTION CARRIED UNANIMOUSLY.**

Baumgardner Subdivision

- The planning commission considered a request to subdivide a property into three lots on Route 30, and discussed a number of issues from both the township engineer and the township assistant zoning officer. The issues discussed required significant revisions

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and the commission looks forward to considering this request again when these issues can be appropriately addressed. The planning commission also wants to review comments from the Country, which they have not yet received.

- **MOTION to TABLE the Baumgardner Subdivision request until issues identified are addressed and a revised plan is submitted. Motion made by Gary Deardorff, seconded by JR Crushong.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

Planning Commission Class Review

- JR Crushong and Eric Miller offered positive comment on the planning commission class they attended the previous week. Mr. Miller suggested that all future individuals to join the planning commission should be required to attend this class within their first 12 months on the commission. Mr. Miller suggested that many of the items covered in the planning commission class would be highly beneficial to include in a set of planning commission bylaws.

NEW BUSINESS

Knouse Foods – Non-Building Declaration

- As part of the Knouse Foods Subdivision Plan project, the planning commission considered a request for a non-building declaration.
- **MOTION to RECOMMEND APPROVAL of the Knouse Foods Non-Building Declaration. Motion made by Gary Deardorff, seconded by Bicky Redman.**
 - **MOTION CARRIED UNANIMOUSLY.**

305 Crooked Creek Road – Zoning Hearing Application

- The planning commission considered a request for two special exception requests in relation to Patriot's Place, a 501(c)3 organization headquartered at the property address, and two variance requests as part of the application for the 305 Crooked Creek Road request to renovate an existing building in support of Patriot's Place. Mr. Eric Johnson and Ms. Kathleen Reilly spoke on behalf this request, as a follow up from first appearing before the planning commission during the July 2022 meeting.

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- **MOTION to RECOMMEND APPROVAL of both special exception requests, pending securing a signed operations & maintenance agreement for maintaining the driveway. Motion made by Eric Miller, seconded by Bicky Redman.**
 - **MOTION CARRIED UNANIMOUSLY.**

- **MOTION to RECOMMEND APPROVAL of both variance requests, based on the applicant's demonstrated ability to meet the following five criteria for a variance request, per the Pennsylvania Municipalities Planning Code (MPC):**
 - **The request for the variance is based on the unique physical circumstances particular to this property, and this hardship is due to these circumstances and not the ordinance;**
 - **There is no possibility the property can be developed in strict conformity to the ordinance;**
 - **Any unnecessary hardship was not created by the applicant;**
 - **The requested changes will not alter the essential character of the neighborhood;**
 - **The variance request represents the least modification possible.**
 - **Motion made by Eric Miller, seconded by Bicky Redman.**
 - **MOTION CARRIED UNANIMOUSLY.**

- The planning commission also discussed the need for buffering between the 305 Crooked Creek Road property and neighboring properties. Although the current conditions do provide buffering, current conditions do not exactly match the ordinance requirements. The

- **The Planning Commission NOTES that if the 305 Crooked Creek Road applicant determines to amend their application to include a variance request for buffering, the Planning Commission DOES NOT OBJECT to allowing the existing buffering conditions to serve as sufficient buffering between properties.**

- **The Planning Commission RECOMMENDS the Board of Supervisors waive the requirement for the applicant to submit a full land development subdivision plan, and accept instead a site plan and/or stormwater management plan, provided all the appropriate criteria from the SALDO are met.**
 - **Motion made by Bicky Redman, seconded by JR Crushong.**
 - **MOTION CARRIED UNANIMOUSLY.**

GUESTS

- None

ADJOURN

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- Meeting adjourned at 8:00pm by Dennis Robinson, Chairman.