

## Franklin Township Planning Commission

January 15, 2020

### In attendance:

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

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

### Election of Officers for the Year 2020:

**MOTION** by Redman, seconded by McDannell nominating the following by acclamation:

Dennis Robinson as Chairman, Pat Schindel as Vice-Chair and Mary Lower as Secretary. Motion carried.

### Approval of December 2019 Planning Commission Minutes

**MOTION** by Deardorff, seconded by McDannell to approve the December minutes. Motion carried.

### Guests:

**Roger Lougee** – Sketch – 175 Church Rd.

He would like to purchase an adjoining lot and move an unused, existing right-of-way to the opposite side of the new lot. The township does not own the right-of-way.

We recommended he speak to an attorney regarding the purchase of the lot and moving the right-of-way.

**Frank and Loni Buck** - (Land Development plan) ***World War II American Experience Museum*** – 545 Crooked Creek Rd. – Ag Zone

We have not received the second set of Adams County's comments.

Kent Raffensberger from Johnston & Associates, Inc. updated us on the plan.

We reviewed KPI Technology's comments dated 1/13/2020.

Concerns were the following:

- A note regarding the Conditional Use Hearing is required on the plan. The date of hearing and any conditions from the hearing should be provided in the note.
- The dumpster is not permitted in the front yard. The Buck's agreed to move it.
- An owner's acknowledgment needs to be executed.
- Sewage Planning approval is required.
- An approved NPDES Permit from Adams County Conservation Office is required.
- A Driveway Permit for the proposed driveway is required.
- A fee in lieu of recreational area is required, and the Bucks agreed to pay this fee.
- Bonding of site improvements is required.
- The required right-of-way width is 50' and the cartway width is 25' for Crooked Creek Road. The proposal is to provide the additional right-of-way and widening of the cartway width along Crooked Creek Road from the proposed access drive to the intersection of Mummasburg Road; however, the additional right-of-way and cartway width is required for the entire property located along Crooked Creek Road. The Bucks offered to add an additional 3 feet of width on their side of Crooked Creek Road, but it was discussed that widening is needed on both sides to the entrance of the site. The plan is to devise various methods of directing much of the traffic to Mummasburg Road for access to Crooked Creek Road. Mr. Buck stated that any additional required improvements needed to Mummasburg Road or the western portion of Crooked Creek Road could "kill" the project.
- A Stormwater Management O&M Agreement will need to be executed and recorded.
- **Waiver Requests**
  - Section 146-302: Preliminary Plan Submittal. KPI does not object to this waiver.
    - **MOTION** by Deardorff, seconded by Redman to recommend granting the waiver to approve the plan submission as a Preliminary/Final. Motion carried.

- Section 146-408.D(4) Permit Grading Contour interval at 2 feet. Ordinance has 1 foot. KPI does not object to this waiver.
  - **MOTION** by Redman, seconded by Deardorff to recommend granting the waiver to grade the contour to two feet. Motion carried.
- Section 146-412: Traffic Impact Study. An analysis from Transportation Resource Group Inc., was submitted with the project for Township review and approval. There is concern that this is not a full study. We are concerned about the amount and type of traffic coming off US Rt. 30. We would like to see trip generations throughout the day. The Bucks plan to direct all bus traffic to the Mummasburg Road. They also said they could provide traffic data from other similar type museums.
  - **MOTION** by Deardorff, seconded by McDannell to table the waiver request until we have updated numbers and additional information from other museums. Motion carried.
- Section 146-500: Monuments and Markers. KPI does not object to this waiver.
  - **MOTION** by Redman, seconded by Deardorff to recommend granting the waiver. Motion carried.
- Section 146-502: Curbs and Gutters.
  - **MOTION** by Redman, seconded by Deardorff to recommend granting the waiver on the existing street. Motion carried.
- Section 146-503: Sidewalks
  - **MOTION** by Deardorff, seconded by Redman to recommend granting the waiver on the existing street. Motion carried.
- Section 136-23.G.2.k: Fence Stormwater Basin. KPI does not object to this waiver.
  - **MOTION** by Redman, seconded by Deardorff, to recommend granting the waiver for no fencing to be installed. Motion carried.
- **Modification Request**
  - Section 146-413.C.2.b – Parking Bumper Blocks. Instead of curbing they would like a modification to install stop blocks for the parking spaces.
    - **MOTION** by McDannell, seconded by Redman to recommend granting the modification. Motion carried.

**MOTION** by Deardorff, seconded by Redman to table the Preliminary Plan since we have not received Adams County Comments and we need more information about the Traffic Impact Study. Motion carried.

### **New Business**

Solar, Wind and Geothermal Energy – We are to review handouts from Dominic regarding Berwick Township’s Solar Zoning Ordinance. We will discuss again at a future meeting.

Article XI – Conditional Uses - Review handout for future meeting. Conditional Uses go to the Supervisors and Special Exceptions go to the Zoning Hearing Board.

Meeting adjourned at 8:40 PM.

Respectfully submitted,

Mary Lower  
Planning Commission Secretary