

# MINUTES

## **Franklin Township Planning Commission**

*January 16, 2019*

### **In attendance:**

Dennis Robinson, Pat Schindel, Gary Deardorff, Bicky Redman, JR Crushong, James McDannell & 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 2019:**

**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 2018 Planning Commission Minutes**

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

### **Guests & Old Business:**

#### **Bob Foehlroke** – Sketch/questions – near Orchard Road

He has two 15 +/- acre parcels. All the existing buildings are all on one of the 15-acre parcels. He's considering sometime in the future selling the vacant 15-acre parcel. His concern is having an adequate highway right-of-way to the parcel. He currently has a shared right-of-way but would like to widen it for safety issues. He doesn't need to do a plan. This is a civil matter and he needs to go to a lawyer to have a right-of-way agreement drawn between them and his neighbor (the Kuhn's). The agreement will need to be recorded at the courthouse.

#### **William Chapman** – Final Plan – Crooked Creek Road – Ag Zone

Plan is to subdivide off a 1.92 +/- acres parcel (Lot 3) from an existing 20.02 +/- acre lot (Lot 2). The existing dwelling is on Lot 2. The proposal is considered nonconforming because the existing house is located within the front setback; however, this proposal will not have a positive or negative effect on the situation. We reviewed the comments from KPI Technology dated 1/15/2019 and Dominic read Adams County's comments dated 1/16/2019.

Issues were the following:

- The plan does not meet the 1"=50' required scale; however, we have no objection to the scale that is being used.
- An owner's acknowledgment needs to be executed.
- A Wetland Delineation and Report is required for Lot 3. Based on the findings of the Delineation, the Constrained Lands Table may change.
- Sewage Planning approval is required.
- A proposed driveway (with clear sight triangle, available sight distance, required sight distance, etc.) needs to be shown on the plan for Lot 3.
- A fee in lieu of providing recreational facilities is required at final signatures.

**MOTION** by Deardorff, seconded by Schindel to table the plan pending completion of the Wetland Delineation Report and the other issues are addressed. Motion carried.

### **William Chapman – Planning Module Component I**

**MOTION** by Schindel, seconded by Deardorff to table the module until the completion of the Wetland Delineation Report. Motion carried.

**Tom Kalathas** – Mini-Storage Units – Chambersburg Road – Commercial Zone

Proposal is to construct seventy-two mini-storage units on a 2.52 +/- acre parcel. They have an approved NPDES permit.

We reviewed KPI Technology's comments dated 1/15/2019 & 1/16/2019.

Issues were the following:

- An approved Highway Occupancy Permit is required.
- An As-built Plan is required.
- Bonding of site improvements is required. A cost estimate is required for Township review.
- As per your January 15, 2019 response letter, a fee in lieu of providing recreational facilities is required.
- A stormwater Management Operations and Maintenance Agreement shall be executed and recorded with the plans.

**MOTION** by Deardorff, seconded by McDannell to recommend conditional approval of the plan pending resolution of KPI's comments dated 1/16/2019. Motion carried.

**Alan Mahone** – Sewage Facilities Planning Module – 3465 Old Route 30 – near Mr. Ed's

The module is still incomplete.

**Noise Ordinance / Farm Worker Housing in other Districts beside Ag Zone –**

The township's attorney is working on the draft noise ordinance. When the draft is complete they will send it to us for our review.

Meeting adjourned at 7:50 PM.

Respectfully submitted,

Mary Lower  
Planning Commission Secretary