

# MINUTES

## **Franklin Township Planning Commission**

*October 18, 2017*

### **In attendance:**

Pat Schindel, J R Crushong, Gary Deardorff, James McDannell, Bic Redman & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

The meeting was called to order by Pat Schindel at 7 pm.

### **Approval of August 2017 Planning Commission Minutes**

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

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

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

There are a number of issues that need addressed on their plan. We haven't received any updates on the plan. They were granted an extension until 11/15/2017. We agreed to have the Zoning Officer send them a letter notifying them of the project deadline and if the project issues are not addressed the plan will be denied.

**MOTION** by Deardorff, seconded by Redman to have Dominic follow up with Wilbur Slothour, to send them a letter notifying them of the projected deadline of 11/15/17. Motion carried.

#### **Howard & Monica Seaton** – Final Plan – Chambersburg Rd. – Commercial Zone

Proposal is to subdivide off a 1.8082+/- acre parcel (Lot 2A) from a 3.5228+/- lot (Howard & Edith Seaton), to be conveyed to adjoining lot owner (Howard & Monica Seaton). The proposal would also subdivide off a 0.0340+/- acre (Lot 1A) from a 1.9671+/- acre lot (Howard & Monica Seaton) to be conveyed to adjoining lot owner (Howard & Edith Seaton). The plan is considered nonconforming because of the existing buildings are located within the building setback area; however this proposal will not have a positive or negative effect on the situation. We reviewed the comments from KPI Technology dated 10/16/2017 and the Adams County comments.

Issues with the plan that will need addressed:

- The phone number of the developer and the person receiving the lot addition needs to be provided.
- The adjoining property owner(s) to the south of the properties need to be provided.
- A street monument is required. It is recommended to be set along a common lot line located at the street right-of-way.
- Sewage planning approval is required.
- The applicant shall record in the Recorder of Deeds Office of Adams County a memorandum that both parcels shall be considered as one single tract for the purposes of subdivision.
- An executed owner's acknowledgement for the person receiving the lot addition is required.
- The Lot Area provided for Howard and Monica Seaton (1.9671 acres) does not appear to match what is shown on the plan nor with Adams County GIS Mapping (4.6 acres). The engineer should verify what is being shown and make any changes as needed.

**MOTION** by Redman, seconded by Deardorff to table the plan until the issues above are addressed. Motion carried.

**John B. Davis** - Final Plan – Old Route 30 – Residential and Village Overlay Zones

Subdivision of a 0.9596+/- acre lot (Lot 1), taking off 0.2399+/- acre parcel (Lot A) and conveying to an adjoining lot owner (Lot 2).

We reviewed the comments from KPI Technology dated 10/17/2017. Adams County comments have not been received.

Issues with the plan that will need addressed:

- The proposed subdivision will create a nonconformity because the existing wood pavilion will be located within the side setback (10'). This will need to be remedied.
- The name, address and telephone number for the person receiving the lot addition needs to be shown on the plan.
- An executed owner's acknowledgement is required.
- The plan states a sight triangle easement is being created; however, it appears the entire clear sight triangle is not depicted on the plan.
- The size and invert elevation of the sanitary sewer needs to be shown on the plan.
- The Adams County Office of Planning and Development comments should be received, reviewed and considered.
- Sewage planning approval is required. A Non-Building Declaration needs to be submitted to the Township SEO for approval.
- The applicant shall record in the Recorder of Deeds Office of Adams County a memorandum that both parcels shall be considered as one single tract for the purposes of subdivision.
- An executed owner's acknowledgement for the person receiving the lot addition is required.
- Spelling errors on sheet 1
  - General Note 1 – purpose
  - General Note 3 – elevations
  - General Note 6 – conservation
  - Zoning Data – overlay
  - Supervisor's Signature Block – supervisors

**MOTION** by Redman, seconded by Deardorff to table the plan since we have not received Adams County comments for review and the issues shown above need to be addressed. Motion carried.

Meeting adjourned at 7:48 pm.

Respectfully submitted,

Mary Lower  
Planning Commission Secretary