

Franklin Township Planning Commission

October 21, 2020

In attendance:

Dennis Robinson, Pat Schindel, JR Crushong, Gary Deardorff, 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.

Approval of September 2020 Planning Commission Minutes

Motion by McDannell, seconded by Deardorff to approve the September minutes. Motion carried.

Guests:

Darrin Catts – Masonic Lodge - 545 Crooked Creek Rd

The Gettysburg Masonic Lodge would like to relocate from their present site on the Gettysburg Square to the site of the future World War II American Experience Museum owned by Frank and Loni Buck.

They would have a lodge room, a banquet room (for 200 +/- people), offices, etc. in the building. They plan on using a shared access with either their own stormwater management and septic systems or will have a lot of operation and maintenance agreements for sharing with the museum site.

This use is allowed by Special Exception for Zoning. Mr. Buck will need to apply for the Special Exception Hearing since he is the landowner.

Since two primary uses are not allowed on the same parcel, they will need to do a subdivision plan.

Our concerns are that a lot of concessions were made to allow for the use of the museum (nighttime lighting, reduced parking spaces, etc.) Also, traffic impact studies were performed for the museum site and now there will be another use on the site.

Steve Norris – 2671 Chambersburg Rd (former Spalding property) – 4.05 acres

Mr. Norris has a 24' x 30' garage at the rear of the property that he would like to turn into a custom meat cutting side-business. No slaughtering will take place. No meat will be for sale. This is a residential zone and he would also like to use a portion at the rear of his property to have a cow or two for his kids 4-H project. No objections were seen, but suggested he contact the Zoning Officer to get a determination if it could be considered a Home Occupation.

Also suggested he contact the engineer's office to check requirements for septic and sewage.

Julie Abell – 240 Tillietown Road – Residential Zone

Seeks approval for growing willows as a crop on a ¾-acre section of their 2.18 +/- acre parcel. She already is growing 20 varieties/500 plants to date. The willows can grow to 10 feet tall before harvesting. The willows will be available for possible stream bank restoration projects, basketry, floral arrangements, etc. Business will be conducted through internet sales, subscription services, farmer's markets, and business-to-business contacts. No new buildings will be erected.

No objections were seen but suggested she contact the Zoning Officer and get a determination whether is a home-based business or considered crops and/or gardening.

Lazy Lip – Extension was already granted until December 15 ,2020. A decision on a further extension is needed at the next meeting.

Patti Dillion – Subdivision – Buchanan Valley Rd – Ag and Residential Zones

25.449 +/- acres into three lots – Lot 1 – existing home (2.093 +/- acres), Lot 2 – proposed new house (5.142 +/- acres) and Lot 3 – (18.214 +/- acres). No Adams County Comments were received.

MOTION by Deardorff, seconded by McDannell to table the plan. Motion carried.

Alan Mahone - 3465 Old Route 30 – Residential Zone

The plan originally proposed the construction of a 3-bedroom single family home and the removal of two existing mobile homes. Mr. Mahone would like to convert a third mobile home currently on the site into a "man cave"/workshop structure. A privately owned small flow treatment facility with stream discharge (Clear Creek) is proposed and consists of a dual chambered septic tank, Ax20RTUV with a UV disinfection unit. The mobile home ("man cave"/workshop) would be tied into the small flow treatment facility. He will need a variance to use the mobile home as an accessory structure in a residential zone.

Conversations ensued regarding how to keep the mobile home from becoming a rental unit in the future without the township's knowledge. Removal of the kitchen would be possible option.

MOTION made by Deardorff to recommend approval provided the kitchen is removed and zoning officer checks it periodically. Due to a lack of a second, the motion failed.

Discussed possibly having yearly inspections of the site to check for a change in use of the mobile home to a rental structure. There should be annual inspections by DEP of the small flow treatment facility. If the flow rate were to increase it would alert to a change in use, but not sure we would be notified by DEP.

MOTION by Redman, seconded by Deardorff, to recommend the Zoning Hearing Board approve the variance pending the kitchen is removed, subsequent inspections by the zoning officer and in the event the property changes hands, there needs to be a legal stipulation that it can never be a rentable structure. Motion carried.

Meeting adjourned at 8:10 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary