

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – October 18, 2023

Commissioners in attendance:

Dennis Robinson, Bicky Redman, JR Crushong, Jim McDannell, Dale Graves, Eric Miller

Others in attendance:

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

CALL TO ORDER

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

APPROVAL OF SEPTEMBER 2023 MINUTES

- **MOTION to *APPROVE August 2023 minutes*, by Jim McDannell, seconded by Bicky Redman.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- Dave Kuhn provided an update on the acquisition effort of a sewer treatment facility from the Gettysburg school district. Two strips of land were involved, with one designated for the school to retain stormwater, and the other donated to the Land Conservancy of Adams County. Concerns were raised about the clarity of language in the documentation, prompting a suggestion to include the Land Conservancy for transparency.
- There was mention of a highlighted yellow area, a potential entrance to the school, and an unresolved entrance near the ball fields. The proposal involved selling or transferring the contested area to the school. Additionally, a piece of land behind the ball fields was to be given to the school, with a retained right-of-way for water access.
- The discussion explored a trench carrying stormwater and effluent to the sewer treatment plant, with the school expressing interest in maintaining this system. The meeting shed light on negotiations involving easements, property transfers, stormwater management, and highlighted the need for clear documentation.

PLANS

- Kevin T. & Diane Thomas Subdivision Request
 - The Commission discussed a land lot addition plan submitted by Kevin and Diane Thomas. The plan, reviewed twice, primarily aimed to rectify the placement of a sand mound, ensuring compliance with regulations before the potential sell of

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the property. Members clarified that the adjustment was not based on the base of the sand mound but its topography, and additional comments were made for housekeeping purposes.

- The request sought to move the property line by ten feet, prompting concerns about an existing right-of-way on the subdivided property. The right-of-way agreement raised questions related to the right-of-way's ownership. Historical survey adjustments were discussed, emphasizing that the sand mound did not encroach on the right-of-way.
- The discussion touched on potential obstacles during the property sale, and it was noted that past notes and agreements did not hinder the lot addition. The meeting concluded with a suggestion to wait for Adams County comments before finalizing approval.
- **MOTION: The Planning Commission *MOVES TO TABLE* the Thomas Subdivision request until comments from Adams County are received as well as additional items as noted by the Township Engineer and Township Zoning Officer, by Bicky Redman, seconded by Jim McDannell.**
 - **MOTION CARRIED UNANIMOUSLY.**
- **MOTION: The Planning Commission *APPROVES* the Planning Waiver and Non-Building Declaration for the Thomas Subdivision request, by Jim McDannell, seconded by Bicky Redman.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- Special Exception Request: 3240 Old Route 30
 - The applicant is seeking a special exception for a rooming house on property he has been using as such for several years. The property has seven bedrooms, five bathrooms, and two kitchen areas. The sewage system was upgraded to a public sewer a few years ago and is in a residential zone with a village overlay. The applicant also asked about the possibility of using the property for short-term rentals, including Airbnb. The Commission discussed zoning regulations, parking, water supply, sewage, and potential issues with PennDOT (Pennsylvania Department of Transportation).

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- The applicant is advised to consult with legal counsel, as the potential challenges of obtaining approvals from PennDOT for changes in use are highlighted. The Commission expresses general support for Casey's application, contingent on meeting zoning requirements. The discussion emphasizes the evolving nature of short-term rental regulations and the need for further examination and potential amendments to the zoning ordinance.
- **MOTION: The Planning Commission *RECOMMENDS APPROVAL* of the special exception request for 3240 Old Route 30, by Bicky Redman, seconded by Denny Robinson.**
 - **MOTION CARRIED UNANIMOUSLY.**

GUESTS

ADJOURN

- Meeting adjourned at 8:15pm by Dennis Robinson, Chairman.