

**Franklin Township Planning Commission**

*November 18, 2020*

**In attendance:**

Dennis Robinson, Pat Schindel, JR Crushong, 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 October 2020 Planning Commission Minutes**

Motion by Redman, seconded by Schindel to approve the October minutes. Motion carried.

**Guests:**

**Travis Parr** – Sketch Plan – Buchanan Valley Road

He owns a property that was two separate deeds, but now is concerned that it may have been combined into one deed at some point during the 14 years he has owned it. He currently only receives one tax bill. We suggested he go to the courthouse and see if his property is on one or two deeds.

**Lazy Lip LLC** – Extension letter request for a 90-day extension of the plan due to a change of ownership.

**MOTION** by Redman, seconded by Schindel to recommend approval of the extension for the new owner. Motion carried.

**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). Lot 1 (2.093 +/- acres) was approved by DEP for sewage years ago. All three lots were at one time three separate lots which were later conveyed into one lot. They would like to do a lot reversal and separate it back into the original 3 lots.

Read Adams County's comments dated 11/1/2020. The County questioned whether the three tracts were ever recorded as one deed. There are questions whether the lot additions from 1998 & 2000 were properly implemented. To further complicate matters, Attorney Sam Teeter about 2 months ago created a deed to convey Lot 1 and it was recorded.

Dominic stated he has not reviewed any of the new documents of the plan but based on our conversations he suggests speaking with our solicitor on the best way to approach the subdivision of this plan, especially with the addition of the new recorded deed of Lot 1.

**MOTION** by Redman, seconded by Schindel to recommend Dominic speak to the Solicitor about the plan and to table the plan until next month. Motion carried.

**New Business**

Energy ordinances – Dominic gave us copies of Berwick township's solar ordinance to review. Also discussed wind turbine, geothermal and closed loop well ordinances. Need to research, review and discuss further.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

Mary Lower  
Planning Commission Secretary