

# MINUTES

## Franklin Township Planning Commission

November 21, 2018

### In attendance:

Dennis Robinson, Pat Schindel, Gary Deardorff, Bicky Redman, JR Crushong & 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 2018 Planning Commission Minutes

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

### Guests & Old Business:

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

Proposal is to construct seventy-two mini-storage units on a 2.52 +/- acre parcel.

**MOTION** by Redman, seconded by Deardorff to recommend the supervisors table the plan because KPI Technology has not reviewed the revised plan dated October 22, 2018. Motion carried.

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

The sewage planning module is for a single family residential land development located on 6.18 acres within the Residential District of the township. The plan proposes the construction of a 3-bedroom single family home and the removal of two existing mobile homes. 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.

At the last meeting we determined the module is incomplete. KPI Technology has not received a complete package for review.

#### Hendrika Maria Strathmeyer – Final Plan (Plantation Road) – Ag Zone

Proposal is to subdivide a 15.28 +/- acres parcel (Lot 2) from an existing 85.92 +/- acre lot (Lot 1). Lot 2 will host the existing dwelling and barn. The proposed subdivision is located jointly in Franklin and Menallen Townships.

We reviewed KPI Technology's comments dated 11/21/2018.

The main issue is that the plan depicts that part of the Conservation Area is located in Menallen Township. The developer needs to recalculate the conservation for Franklin Township only and provide the new area, calculations, etc. (175-9.E-H)

**MOTION** by Schindel, seconded by Redman to recommend tabling the plan due to the fact that it needs to be redrawn due to the calculation error. Motion carried.

#### Noah Lee Garretson – **Special Exception Hearing Application** – 70 Crooked Creek Road – Ag Zone

Parcel 12E11-0057—000 Applying for a special exception to have a dog kennel in the Ag District

We feel the application is incomplete. We are not sure if they are using existing dwellings or building a new kennel. We are not sure if they meet the conditions for a kennel from what they show on the application.

[§ 175-49 Kennel](#) - Kennels must meet all of the requirements in the district where such special exception use is permitted, except as modified hereinafter, and all additional requirements and standards stated hereinafter:

A. Lot area: two acres minimum.

B. Lot width: 250 feet minimum.

C. All animal boarding buildings that are not wholly enclosed and any outdoor animal pens, stalls, runways or fenced enclosures shall be located at least 100 feet from all property or street lines.

D. All animals must be housed within a structure except while exercising.

E. All outdoor exercise areas shall be enclosed to prevent the escape of animals.

**MOTION** by Schindel, seconded by Deardorff to recommend the Zoning Hearing Board deny the Special Exception due to the application being incomplete, it doesn't state if this is a new or existing building and we do not know if it meets the requirements for Kennel section 175-49. Motion carried.

**New Business:**

Discussion of the noise ordinance as it relates to Ag Tourism businesses. Also discussed having farm worker housing in districts other than the Ag Zone. No decisions were made.

Meeting adjourned.

Respectfully submitted,

Mary Lower  
Planning Commission Secretary