

Franklin Township Planning Commission

December 22, 2020

In attendance:

Dennis Robinson, Pat Schindel, JR Crushong, Bicky Redman, Gary Deardorff & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

The meeting was called to order by Dennis Robinson at 7 pm.

Approval of November 2020 Planning Commission Minutes

Motion by Redman, seconded by Deardorff to approve the November minutes. Motion carried.

Guests:

Patricia 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 KPI's comments dated 12/14/2020.

Issues are the following:

- An owner's acknowledgment needs to be executed.
- Sewage Planning approval is required.
- Lot 1 and Lot 2 are proposing a shared access drive. The developer will need to address all regulations regarding a shared access drive including, but not limited to, an Operation and Maintenance Agreement, approval from the Board of Supervisors, an alternative driveway location on Lot 2, etc.
- A fee in lieu of recreational area is required.

MOTION by Deardorff, seconded by Redman to recommend the Supervisors approve the shared driveway agreement. Motion carried.

MOTION by Redman, seconded by Deardorff to recommend approval of the plan pending the resolution of KPI Technology's issues shown on their letter dated 12/14/2020. Motion carried.

Jerry J. Dayton – Final subdivision plan – Belmont Road – Ag Zone

Subdivision of a 1.90+/- lot (lot 2) from an existing 19.99 +/- acres (Lot 1). Lot 1 will host all the existing structures. Property is jointly in Franklin and Cumberland Townships. We reviewed the Adams County comments dated 12/16/2020 and KPI Technology's comments dated 12/14/2020.

There were other issues that need resolved from KPI but the two main issues are the following:

- Lot 2 will have its own driveway.
- The panhandles need to be a minimum of twenty-five feet (25') and need approval from the Franklin Township Board of Supervisors.

MOTION by Redman, seconded by Schindel to table the plan for further reconfiguration by their engineer. Motion carried.

New Business

Meeting adjourned.

Respectfully submitted,

Mary Lower
Planning Commission Secretary