

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – December 18, 2024

Commissioners in attendance:

Dennis Robinson, JR Crushong, Jim McDannell, Gary Deardorff, Dale Graves, Jed Fetter, Kathleen Reilly (Alternate)

Others in attendance:

Dominic Picarelli, KPI Technology; Lynda Beckwith, PMCA

CALL TO ORDER

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

APPROVAL OF MINUTES

- **MOTION to *APPROVE NOVEMBER 2024 minutes*, by Dale Graves, seconded by Jim McDannell.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- **465 Ragged Edge Road Subdivision**
 - The Planning Commission reviewed a proposed subdivision plan for the Ragged Edge Road property, presented by Ryan Holler of Hanover Land Services. The applicant seeks to divide an existing lot into two separate lots (Lot 1 and Lot 2) and addressed various requirements and concerns raised by the Commission.
 - Subdivision Proposal:
 - Lot 1: To retain the existing house and barn, with an additional barn proposed for construction.
 - Lot 2: To be preserved for a future single-family dwelling, with no immediate plans for development.
 - Septic Systems:
 - Lot 2 includes a primary and reserve area for a septic system, as required by state and local regulations.
 - Lot 1's existing septic location remains unclear, but a reserve area has been designated.
 - Concerns Raised by the Commission:

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- **Existing and Proposed Septic Systems:**
- The location of Lot 1's existing septic system was discussed, but its exact placement is unverified.
- Both lots have completed perk testing for primary and reserve systems, as required for subdivision approval.

- **Roadway and Right-of-Way Requirements:**
- The existing cartway is approximately 18 feet wide, below the required 24 feet.
- The applicant submitted a waiver request to avoid making road improvements to meet the cartway width requirement.
- While the Commission's engineer did not object to the waiver, they suggested the township consider a fee in lieu of improvements for future infrastructure needs.

- **Lot Coverage and Zoning Compliance:**
- The property is in an agricultural zoning district, allowing 60% lot coverage.
- The Commission requested detailed site data to ensure compliance with coverage limits for both lots, especially in case of future separate ownership.

- **Non-Conforming Structures:**
- The applicant was advised to submit certificates of non-conformance for existing structures to establish a record and protect future owners.

- **Next Steps:**
- The Commission discussed tabling the plan to allow time for: (1) Addressing comments from Adams County and the township engineer, (2) Receiving the formal waiver request for the cartway width, and (3) Submitting updated plans with detailed delineation of lot features and compliance measures. A recommendation will be considered at the next meeting, pending resolution of these outstanding items.

- **MOTION: The Planning Commission *TABLES* the Ragged Edge Road Subdivision request, by Gary Deardorff, seconded by JR Crushong.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

- None

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NEW BUSINESS

- None

GUESTS

- None

ADJOURN

- Meeting adjourned at 7:36pm by Dennis Robinson, Chairman.