

## Franklin Township Planning Commission

February 15, 2017

### In attendance:

Dennis Robinson, Pat Schindel, Jim McDannell, Gary Deardorff, J R Crushong, Bic 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 January 2017 Planning Commission Minutes

**MOTION** by McDannell, seconded by Deardorff to approve the January minutes. Motion carried.

### Guests:

#### Thirsty Farmer Brew Works, LLC – Land Development Plan - Cashtown Road – Ag Zone

The proposal is to convert an existing building to a Micro-brewery, plus the addition of a 760 square foot deck and a 20-space parking area on a 255.93 +/- acre parcel. The plan is considered nonconforming because of the multiple buildings are located within the required setback; however, this proposal will not have a positive or negative effect on this situation.

KPI Technology's comments dated February 14, 2017 and Adams County's comments dated January 18, 2017 were reviewed. Issues were the following:

- Table referencing the Adjust Tract is provided and appears adequate; however, a plan view is needed that depicts the areas of constrained lands and the area of current/future development remaining.
- An owner's acknowledgement needs to be executed.
- An approved Highway Occupancy Permit is required.
- The Planning Module states that food byproducts will be land applied. A copy of the permits for disposal of this waste needs to be provided to the Township.

Another issue is the safety of the pedestrians crossing the roadway to and from the Round Barn. The safety issue should be reviewed to determine if there is a need for additional signage, lighting or flashing lights in the area.

#### Waivers/Modification Requests

- *As-built* plan is required. (146-309)
- The *driveway* shall be paved with a bituminous material meeting the design criteria of a minor street. (146-404.B)
- *Bonding* of site improvements is required. (146-12.C.5)

#### As-built waiver

**MOTION** by Redman, seconded by Deardorff to recommend a waiver be granted and a note be put on the plan that if there are any further changes to the plan other than what is shown currently, then an as-built plan will be required. Motion carried.

#### Paved driveway waiver

**MOTION** by Deardorff, seconded by McDannell to recommend a waiver be granted to allow the proposed paved and unpaved areas shown on the plan be accepted as shown. Motion carried.

*Bonding waiver*

**MOTION** by Deardorff, seconded by McDannell to recommend a waiver be granted for bonding providing the Occupancy Permit shall be withheld until they have the improvements completed, inspected and approved. Motion carried.

**MOTION** by Schindel, seconded by Deardorff, to recommend conditional approval of the plan providing there are appropriate safety precautions taken for the pedestrian crossing that is acceptable to the Supervisors and pending resolution of the other issues shown above. Motion carried.

**National Propane Buyers Cooperative – Land Development Plan – US Rt. 30**

Russell Ryan, Adams County Soil Conservation, has been in contact with DEP about the site. Robert Sharrah stated they voluntarily dug between 28 – 38 test holes and did not find anything unusual in the soil. Russell Ryan seemed reassured with the results. They will now start the plan process again and return for the March meeting.

**St. James Lutheran Church – Final Plan – Mountain Road – Ag Zone**

The proposal is to combine three lots (St. James – 8.965 acres, St. James – 1.282 acres and Keczkemethy – 2.405 acres) then re-subdivide into two lots (Lot 1 – 10 acres and Lot 2 – 2.652 acres). Lot 1 will be conveyed to St. James Lutheran Church and Lot 2 to William Keczkemethy. We have not received Adams County comments. We did look over the comments provided by KPI Technology, dated 02/14/2017.

**MOTION** by Deardorff, seconded by Schindel to table the plan since we have not received Adams County comments for review. Motion carried.

**St. James Lutheran Church – Planning Module – Component 1**

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

***Old Business:***

***New Business:***

Meeting adjourned at 7:47 pm.

Respectfully submitted,

Mary Lower  
Planning Commission Secretary