Minutes

Franklin Township Planning Commission

February 19, 2020

**In attendance:**

Dennis Robinson, Pat Schindel, JR Crushong, James McDannell, 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 January 2020 Planning Commission Minutes

**MOTION** by Redman, seconded by Schindel to approve the January minutes. Motion carried.

**Guests:**

**Larry Conover** – Sketch – 907 Railroad Lane

He would like to add 2 lots (1-1/4 and 1-1/3 +/- acres each) onto the private road, which currently has 6 homeowners that use the road.

He will need a maintenance agreement with all lot owners along the private road. The road will also need to be brought up to Township specifications.

**Alan Mahone –** Sewage Facilities Planning Module – 3465 Old Route 30 – Residential zone

The sewage planning module is for a single-family residential land development located on 6.18 acres within the Residential District. 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. The proposed *perception change* to the plan proposes the construction of a 3-bedroom single family residence along with the existing mobile home, that will be treated as an accessory building. Mr. Mahone’s treatment facility cannot handle two residences since his treatment plant can only handle a maximum 500 gallons a day. The mobile home/accessory building would have running water for the bathroom. Mr. Mahone stated he could remove the kitchen in the mobile home/accessory building, so it would not be considered a residence.

Another issue with the plan is about a provision in the residential zoning ordinance that states mobile homes cannot be used as an accessory building. He will need to go to the Zoning Hearing Board and either seek a variance that would allow the pre-existing mobile home to be used as an accessory structure or request a relief from the Zoning Officer’s decision that it is a nonconforming use.

**Frank and Loni Buck** - (Land Development plan) ***World War II American Experience Museum*** – 545 Crooked Creek Rd. – Ag Zone

KPI Technology’s office has not received a revised plan.

We briefly looked over Adams County Office of Planning & Development’s comments dated 2/12/2020.

There was a discussion about requesting hatch marks or piano keys in the parking lot.

**MOTION** by Redman, seconded by McDannell to table the plan. Motion carried.

Meeting adjourned at 8:58 PM.

Respectfully submitted,

Mary Lower

Planning Commission Secretary