

MINUTES

Franklin Township Planning Commission

March 20, 2019

In attendance:

Dennis Robinson, Pat Schindel, Gary Deardorff, Bicky Redman, JR Crushong, James McDannell & 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 2019 Planning Commission Minutes *(February's mtg. was cancelled)*

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

Guests & Old Business:

Sue Roberts – Sketch – along Golf Course Road

Roberts owns 1.31 +/- acres and would like to purchase an additional .71 +/- acres from the property owner (Luke Westenberger – 1.71 +/- acres) directly across Golf Course Rd from her lot. No problems seen with the plan. Discussion took place regarding possible need to check perc availability on acreage addition. General agreement that with two gas lines crossing the property (each with 50 foot setbacks) and floodplain setback requirements it would render the site non buildable.

Darren and Meagen Hartzell – (Preliminary/Final) - Church Rd. – Residential Zone

Subdivision of an 8.695 +/- acre parcel of land into two lots (Lot 5, 1.494 +/- acres & Lot 1, 3.259 +/- acres) and three lot additions (Parcel A, 1.882 +/- acres added to the Sanborn property) (Parcel B, 1.056 +/- acres added to the Holt property) (Parcel C, 1.004 +/- acres added to the Topper property). Redman asked a question about the zoning. This area was previously zoned agriculture and was subdivided under the 70/30 split, which deemed Lot 1 to be ineligible for further development. If there is a note on the deed about no further development being allowed, how does the recorded note effect this development plan or any other plans, when the zone changes from Ag to another zoning district? After discussion we decided this issue needs to be addressed by our solicitor before we can make a recommendation on this plan or any other plans that may be in this situation in the future. Much discussion ensued about who should be responsible for checking deed recordings. Robinson raised the concern that the Commission does not get to see these types of details when they are trying to make decisions.

MOTION by Schindel, seconded by Redman to table the plan until we get resolution by the solicitor regarding recorded notes on plans referencing no future development and the effect on changes to zoning districts. Motion carried.

Darren and Meagen Hartzell Extension Letter

Bob Sharrah asked for a 90-day extension of the plan. He will submit an extension letter.

MOTION by Deardorff, seconded by Redman to recommend granting the 90-day extension. Motion carried.

Lazy Lip LLC – Special Exception Hearing - 3416 Chambersburg Rd – across from Jesus Is Lord Ministries Mini storages – approximately 162 10' X 10' storage units – Dominic read the zoning board's decision.

MOTION by Deardorff, seconded by McDannell to affirm the ruling of the Zoning Hearing Board to approve the commercial use of the site for the purpose of constructing storage units. Motion carried.

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

The sewage planning module is for a single family residential land development on 6.18 +/- acres. 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 plan proposes the construction of a 3-bedroom single family home and the removal of two (out of four) existing mobile homes. We see that only two or the four existing mobile homes are proposed to be removed and replaced with the new 3-bedroom dwelling. It should be determined if the remaining third and fourth mobile homes (currently with holding tanks) will be connected to the proposed small flow treatment facility or if they will also need to be removed.

William Chapman – Final Plan – Crooked Creek Road – Ag Zone

Plan is to subdivide off a 1.92 +/- acres parcel (Lot 3) from an existing 20.02 +/- acre lot (Lot 2). The existing dwelling is on Lot 2. The proposal is considered nonconforming because the existing house is located within the front setback; however, this proposal will not have a positive or negative effect on the situation. The Act 537 letter has been received from DEP.

Reviewed KPI's comments dated 2/13/2019. Remaining comments are:

- An owner's acknowledgment needs to be executed.
- A fee in lieu of providing recreational facilities is required.

MOTION by Schindel, seconded by Deardorff to recommend approval of the final plan pending resolution of the two issues above. Motion carried.

Noise Ordinance –

The township's attorney is working on the draft noise ordinance. When the draft is complete they will send it to us for our review.

Meeting adjourned at 8:25 PM.

Respectfully submitted,
Mary Lower
Planning Commission Secretary