

MINUTES

Franklin Township Planning Commission

April 18, 2018

In attendance:

Dennis Robinson, Pat Schindel, James McDannell, Gary Deardorff, Bic Redman, JR Crushong & Mary Lower
Also present: Dominic Picarelli from KPI Technology Inc.

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

Approval of February 2018 Planning Commission Minutes *(March meeting was cancelled)*

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

Guests & Old Business:

Bob Foehrkolb – sketch plan – 140 Orchard Road – Ag Zone

Owns two 15 +/- acre lots of approximately 31 total acres. One 25' pan handled lot has two dwelling units currently on it. One dwelling is his home and the other is a trailer that is a rental. He would like to subdivide 1 to 1-1/2 +/- acres off around the trailer to the renters. They currently share the 25' driveway. He can't create a landlocked property with just a right-of-way to it. He could possibly add the area around his house and add it to the 15-acre lot.

SALDO Ordinance – Changes to Chapter 146 to establish specific criteria for preliminary and final plan procedures, access drives and park areas and facilities

MOTION by Deardorff, seconded by McDannell to recommend the Supervisors approve the changes to the SALDO. Motion carried

Franklin Twp. Zoning Ordinance Amendment – Add a definition for open space and to amend the specific criteria for driveways/access drives.

MOTION by Redman, seconded by Deardorff to recommend the Supervisors approve the amendment. Motion carried

Twin Springs Fruit Farm – Preliminary/Final Plan (Chambersburg & Hilltown Roads – Commercial zone Proposal is to construct an 18,869 sq. ft. commercial building (including parking, storm water management facilities, etc.) for warehouse storage and caretaker dwelling. Robinson read Adams County comments dated 3/20/2018 and KPI Technology's comments dated 4/18/2018.

Issues were the following:

- An owner's acknowledgment needs to be executed.
- An As-Built plan is required.
- The proposed access drive on Hilltown Rd. does not meet the required safe sight distances. The developer should ask for a modification of this requirement to conform to the current features/standards.
- Bonding of site improvements is required.
- We would agree that the facility is consistent with an "infiltration basin" and could be labeled as such.
- The plans with flow arrows, spot elevations, notation, etc. that positive flow to POI 3 must be obtained with temporary and final grading of the "future addition". No site runoff shall enter the Mouer property to the south or flow into the Marine Center building.
- We will await the response of PA American Water Co. about the proposed driveway culvert, endwalls and rip rap aprons (at Hilltown Road) placed over the existing sewer line. Also, a letter stating capacity available for this proposal needs to be provided.
- The PA One Call data list should be reviewed to ensure the proper entities are listed.

MOTION by Deardorff, seconded by McDannell to recommend the Supervisors approve the plan pending resolution of the issues shown above. Motion carried with Robinson abstaining.

MOTION by Redman, seconded by Schindel to recommend the Supervisors grant the request for a modification of the requirement to conform to the current features/standards for the safe sight distances for the driveway. Motion carried with Robinson abstaining.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary