

MINUTES

Franklin Township Planning Commission

April 19, 2017

In attendance:

Dennis Robinson, Pat Schindel, Gary Deardorff, Henry Crushong, Jr., 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 March 2017 Planning Commission Minutes

MOTION by Deardorff, seconded by Schindel to approve the March minutes. Motion carried.

Guests:

William W. & Albert H. Chapman – Final Subdivision Plan – Crooked Creek Rd. – Ag zone

The proposal is to subdivide a .128+/- acre parcel (Lot 1A) from an existing 28.297 lot (Lot 1) to be conveyed to an adjoining lot owner (Lot 2). Also, the proposal is to subdivide a .121+/- acre parcel (Lot 2A) from an existing 20.01 +/- lot (Lot 2) to be conveyed to an adjoining lot owner (Lot 1). The plan is considered nonconforming because two of the existing buildings are located within the building setback area; however, this proposal will not have a positive or negative effect on the situation. A third building & septic system is located on the current property line; this proposed subdivision will eliminate this situation.

We reviewed Adams County Office of Planning and Development's comments dated 4/4/17 and KPI Technology's comments dated 4/19/17.

Issues were the following:

- An owner's acknowledgment needs to be executed.
- The applicant shall record in the Recorder of Deeds Office of Adams County a memorandum that both parcels shall be considered as one single tract for the purposes of subdivision.
- Sewage planning approval is required.
- An executed owner's acknowledgement for the person receiving the lot addition is required.

MOTION by Schindel, seconded by McDannell to recommend conditional approval of the plan pending resolution of KPI's comments shown above. Motion carried.

New Business:

Cindy and Gary Grove – They have a problem with two lots which were originally subdivided from their 35 +/- acre lot for their children. The daughter decided to sell her lot (1.8 +/- acres) to J. R. Arter. The son decided he didn't want his lot which was 4 +/- acres. In 2015, they thought J. R. Arter would like to purchase the 4 +/- acre lot. In order to get the financing, the bank wanted the two lots combined so they brought in a subdivision lot addition plan to the township. The plan was approved. Later they found out it didn't appraise and for some reason assumed the plan wasn't recorded. Now they want to sell the lot to someone and just realized that after the subdivision was approved the plan was recorded to J. R. Arter. She will discuss this with the township's solicitor and will contact the Supervisors to find out how to address the problem, which may require another subdivision plan to reverse the plan that was recorded.

Ferguson Subdivision – Pat Schindel has a question about her driveway which is mainly in Franklin Township. There is right-of-way which was for a landlocked area which is the Chapman development in Hamiltonban. Mrs. Ferguson would like to subdivide a lot for a son. Hamiltonban’s attorney is concerned about emergency vehicles getting back to her cul-de-sac. He also wants to see a road maintenance agreement. The majority of the lot owners along the right-of-way are in Franklin Township, not Hamiltonban. Ferguson has deed restrictions about a maintenance agreement to Green Ridge Road. Chances are slim that they would be able to get everyone along the road to sign a maintenance agreement after the fact.

Old Business:

Recreational fees – Dominic brought a rough draft of a Parks and Recreation Plan. We are to review the draft and get back to Dominic before the next meeting with any questions or concerns about the plan. We need to check with the solicitor to make a determination if the area behind the school would be considered a recreational park. Dominic would like some help with the Park Facilities Inventory section which includes a Facilities Inventory and a Maintenance Inventory. Also, are there other potential park locations in the township, such as the Cashtown Lions Park, Orrtanna pond, etc. Other issue mentioned that we may need to revisit is whether we even need to keep the township’s Traffic Impact Fees.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Mary Lower
Planning Commission Secretary