

MINUTES

Franklin Township Planning Commission

June 21, 2017

In attendance:

Dennis Robinson, Pat Schindel, Gary Deardorff, 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 May 2017 Planning Commission Minutes

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

Guests:

John Davis – Sketch Plan – Old Rt. 30 – residential zone – location does have sewer access
He was thinking of taking a 50' strip off Lot 33 (50' x 200') to add to Lot 23c which has approximately 23+/- acres. Suggested if there is ever a possibility that he is considering developing the 23 acre lot, now is the time to consider expanding the 50' right-of-way access to meet street specs. He is going to consider that possibility.

Betty Shultz Estate & Patrick P. and Mickey Ann Balog – Final Subdivision Plan – Old Route 30 – Ag Zone

Proposal is to subdivide an 18,839 sq. ft. parcel of land (Lot 2A) from an existing 2.88 +/- acre lot (Lot 2) to be conveyed to an adjoining lot owner (Lot 1). Also, the proposal is to subdivide off a 115 sq. ft. +/- (Lot 1B) & 18,680 sq. ft. +/- (Lot 1A) parcel of land from an existing 17.01 +/- acre lot (Lot 1) to be conveyed to an adjoining lot owner (Lot 2). We reviewed Adams County's comments dated 6/19/2017 and KPI Technology's previous comments.

Issue is the following:

- 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. (146-307.C)

MOTION by Redman, seconded by Deardorff to recommend the Supervisors approve the plan pending resolution of the issue shown above regarding the single tract memorandum being recorded at the Recorder of Deeds Office of Adams County. Motion carried.

New Business:

Tom Kalathas – Mini-Storage Units – Chambersburg Road – Commercial Zone

The proposal will need a Special Exception approval from the Franklin Township Zoning Hearing Board. (175-12.C.5) The proposal for mini-storage units was first given approval in 2006 from the Franklin Township Zoning Hearing Board and then a time extension was granted in January of 2008. A copy of the Franklin Township Hearing Board decision is required to verify that the time extension has not lapsed.

Proposal is for 58 mini-storage units with associated parking, storm water management facility, etc. on a 2.52 +/- acre parcel of land along Chambersburg Road near Caledonia. There were

many issues seen with the plan (no highway occupancy permit, sewage facilities planning, NPDES, etc.) and we have not receive Adams County comments.

MOTION by Redman, seconded by Deardorff to table the plan. Motion approved.

Old Business:

Meeting adjourned at 8:47 pm.

Respectfully submitted,

Mary Lower
Planning Commission Secretary