

MINUTES

Franklin Township Planning Commission

August 21,, 2019

In attendance:

Dennis Robinson, Gary Deardorff, Bicky 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 July 2019 Planning Commission Minutes

MOTION by Redman, seconded by Deardorff to approve the July minutes. Motion carried.

Guests:

Tim Brent – 1715 & 1717 Belmont Road

Mr. Brent would like to subdivide his mother's estate (19.28 +/- acres) which currently consists of two houses and two separate septic systems. We advised him to hire a consultant to start the process and also reference the Township's website to find further information about subdividing.

Frank and Loni Buck – ***World War II American Experience Museum*** - Mummasburg and Crooked Creek Rd. – Ag Zone

David Heltzel of Phoenixx Design Associates LLC, is the project Construction Manager and spoke about the proposed project. He and the Buck's engineer, Johnston & Associates Inc., presented a land development plan to our engineer last week, but it was not presented within the required 15-day time frame prior to this meeting for it to be reviewed. The township engineer has not had sufficient time to review or provide comments for tonight's meeting. In addition, comments have not been received from the Adams County Office of Planning and Development. It was noted that the Adams County Historical Society has pulled out of the project. Mr. Heltzel has a list of approximately 5 waivers he would like to discuss. We informed them that they need to contact the township's secretary and solicitor, in order to setup a Conditional Use Hearing before the township's Supervisors. This hearing will need to be posted on the land where the proposed project will be located.

Old Business:

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 existing mobile homes.

We reviewed KPI Technology's comments dated 8/21/2019 and there is still an issue that needs addressed.

1. We understood that the new dwelling and 1 existing mobile home were to be connected to the proposed treatment facility; however, this is not clear from the provided narrative and other module materials. Documents **MUST** state and show the two dwellings connected to the treatment facility as both are located on the same parcel. Upon showing both dwellings connected to the system, additional comments may be forthcoming.

We still consider the plan incomplete.

Meeting adjourned at 7:33 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary