

MINUTES

Franklin Township Planning Commission

September 18, 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 August 2019 Planning Commission Minutes

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

Guests:

Frank and Loni Buck – (Land Development plan) ***World War II American Experience Museum*** – 545 Crooked Creek Rd. – Ag Zone

A Conditional Use Hearing is required for this proposed development. It should be noted that additional comments may be forth coming based on the outcome of the Hearing. The Hearing is scheduled for October 3, 2019 at 6 pm.

The proposal is to construct a living history Museum and Accessory structures with required parking, stormwater management, driveway, etc., on a 145.406+/- acre parcel of land. David Heltzel of Phoenixx Design Associates LLC and Eric Johnston, P.E. of Johnston & Associates Inc., were available to answer questions regarding their request for a conditional use hearing and to show us the revised plan. Mr. Johnston explained the changes to the plan since the original sketch plan was presented. Some of the changes mentioned were the following:

- A wetland area near the Mummasburg Road was found during stormwater testing, so they have moved the buildings back farther from the road to avoid the area.
- They now plan on planting street trees along the Mummasburg Road.
- They also show lighting on the plan but plan to be respectful of the neighboring property owners and will select lighting to minimize glare and limit the hours of lighting.
- There is a high tension power line on the property so the buildings will be located in an area between the wetlands and the power line right-of-way.
- They plan on having the access road coming off of Crooked Creek Road, instead of Mummasburg Road.
- The Adams County Historical Society will not be relocating to the site. There was a discussion of having Gettysburg's Masonic Lodge relocated to the site. This is not definite and if it does occur would be treated as a new use at the site bringing into consideration various required setbacks that should probably be looked at now.
- The idea of having a vehicle track on the site has been dropped.
- The building that was labeled a Machine Shop is now going to be a storage building.
- Pedestrian pathways are shown but may not be aligned properly.
- The location of the loading space depicted on the plan is non-compliant.
- No outdoor activity will occur per Mr. Hetzel.

One Principal Use is allowed per lot. A museum and a Masonic Lodge are two uses. During the Conditional Use Hearing, the Township will need to determine if all the proposed structures are considered one Use or two. If only one use is allowed, then they should plan now and revise the plan to show a potential subdivision area (by special exception) for the secondary use.

Mr. Hetzel inquired that since this project is very low impact and a non-profit entity could a waiver be received for the requirement of park and recreation fees. Dominic noted that this requirement applies to everyone.

Dominic read Adams County comments dated 9/11/19 and reviewed KPI Technology's comments dated 9/16/19 (See attached documents). Other potential issues noted and/or reiterated: per Township's requirements lighting fixtures must be shielded, days/hours of operation need clarified, the required bonding must be in place, signage requirements must be followed and signage location placed on the plans along with details, access roads/parking area must be reviewed by local fire departments to accommodate fire trucks and bus accessibility/parking should be considered, etc. JR suggested they might want to consider reducing paved parking at the start of the project and implement a temporary grass parking overflow area until they determine their needs.

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

Tim Brent – 715 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. They are currently sharing a driveway and should create a right-of-way easement for the shared use unless they create a panhandle on the plan. We suggested he show a panhandle lot on the plan. He needs to show two backup septic systems on the plan. Cumberland Township will also have to be notified as a wedge of the property is within their municipal boundary.

Frank and Loni Buck – Conditional Use Hearing Application – 545 Crooked Creek Road

Waiver requests (see attached document) that KPI Technology suggests they consider at the hearing are the following:

1. Section 146-302: Preliminary/Final Plan – KPI Technology does not object to the request.
2. Section 146-412: Traffic Impact Study – We believe more information regarding traffic flows need to be provided before determining if a Traffic Impact Study should be waived. There are concerns about Crooked Creek Road and its intersection with Mummasburg Road.
3. Section 146-500: Monuments & Markers. KPI Technology does not object to the request.
4. Section 146-502: Curbs and Gutters
5. Section 146-503: Sidewalks along the Mummasburg Road
6. Section 146-413.C.2.b: Parking Area Landscape Curb

The Planning Commission recommends the Supervisors take into consideration KPI Technology's and Adams County's comments with special emphasis on the following:

- Lighting – keeping it at a minimum and shielded
- Hours/days of operation –what time will they close, will they need as much lighting if they are closing at 5 pm, will it be limited hours during winter months, etc.
- Landscape plantings – the right plantings can minimize visual impact of parking area, etc.
- Auxiliary building for another potential Use – will this be considered one Use per lot, or will this make it two
- Identify all the potential uses being contemplated at this site for planning considerations, especially in regard to surrounding landowners
- Parking – i.e.: can a bus make it around in the parking lots

Old Business:

Meeting adjourned at 8:45 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary