

MINUTES

Franklin Township Planning Commission

September 19, 2018

In attendance:

Dennis Robinson, Pat Schindel, 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 2018 Planning Commission Minutes (August's meeting was cancelled)

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

Guests & Old Business:

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

Proposal is to construct seventy-two mini-storage units on a 2.52 +/- acre parcel.

Robinson read KPI Technology's comments dated 9/18/2018.

Issues that need addressed are as follows:

- A lighting plan is required. Also, general note #2 should be updated to reference the proper section.
- The front setback is depicted as 50'. The requirement is 35'. The plan should be updated accordingly including the Site Data.
- An approve Highway Occupancy Permit is required. At minimum, the application should be submitted to PennDOT prior to final plan approval.
- An approved NPDES permit from Adams County Conservation District is required. Even though the LOD is under an acre, the township is requiring you to receive NPDES approval from Adams County Conservation District.
- An As-built Plan is required.
- Bonding of site improvements is required.
- As per your June 18, 2018 response letter, a fee in lieu of providing recreational facilities is required.
- A Stormwater Management Operations and Maintenance Agreement shall be executed and recorded with the plans.
- General Note #1 should be changed to specify the current date of the Special Exception granted by the Zoning Hearing Board.

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

Isaac Bucher – Mr. Ed's – Building Addition

Mr. Bucher gave us an update on their building addition to expand their fudge production, prep and wholesale packaging area. They are using the footprint area of an existing shed and garage for the addition.

Twins Springs Farms – 3950 Chambersburg Road – Special Exception Hearing

They are requesting to covert an existing dwelling on the property to a "Rooming house for Farm Workers in the Commercial Zone" for their seasonal farm help. This use is not permitted in a commercial zone. If they're housing seasonal workers for their farm, they should also have the house inspected by the State.

MOTION by Redman, seconded by Schindel to advise the Zoning Hearing Board that we have reviewed what they are planning to do with home and we have concerns with allowing a farm worker rooming house in the Commercial Zone. We will go with the zoning hearing board's decision. Motion carried, with Deardorff and Robinson abstaining.

Harold Miller – 630 Orrtanna Road – 1.09 +/- acres

He would like to be able to put a parking pad on his property for mobile RV-type trailer that would be on-site for about 2 to 3 months per year. Advised him he will need a well, a septic system and a driveway permit.

Alan Mahone – Sewage Facilities Planning Module – 3465 Old Route 30 – near Mr. Ed’s

The sewage planning module is for a single family residential land development located on 6.18 acres within the Residential District of the township. The plan proposes the construction of a 3-bedroom single family home and the removal of two existing mobile homes. 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.

We read KPI Technology’s comments dated 9/19/2018 regarding the many issues with the module. In summary, the Sewage Facilities Planning Module is considered to be incomplete.

MOTION by Redman, seconded by Deardorff to table until a completed module package is presented. Motion carried.

Meeting adjourned at 8:08 PM.

Respectfully submitted,

Mary Lower
Planning Commission Secretary