

Franklin Township Planning Commission

January 20, 2016

In attendance:

Dennis Robinson, Bicky Redman, Jim McDannell & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

The meeting was called to order by Dennis Robinson at 7 pm.

Election of Officers for the Year 2016:

MOTION by Redman, seconded by McDannell nominating the following by acclamation:

Dennis Robinson as Chairman, Pat Schindel as Vice-Chairman and Mary Lower as Secretary.

Motion carried.

Approval of December 2015 Planning Commission Minutes

MOTION by Redman, seconded by McDannell to approve the December minutes. Motion carried.

Guests:

William Parr – Sketch Plan – off Mountain Top Drive

Owns approximately 10.585 +/- acres and would like to subdivide off 6 +/- acres to son, Luke Parr. Mountain Top Drive East will have approximately 5 homes using the private drive. Robert Sharrah had a question about the existing driveway and upon further research, we do not believe there is the prohibition of more than 3 lots per private road unless it was brought up to township specifications in the current SALDO. Mr. Sharrah states that this is an existing road and it would not be able to be built to spec. They would like to ask the Supervisors for a waiver due to the existing conditions.

Tim Kyner – off Rt. 234 – Buchanan Valley Road

Bob Sharrah discussed this sketch again. Daughter would like to build a house on 10 acres. Kyner has lots FM4 & FM5 and this would be near the center of the two lots and would segregate the lots.

Douglas Wetzel – Final Land Development Plan – Mummasburg Road – Ag Zone

Construction of 2 poultry barns (63' x 716' ea.) on a 115.5 +/- acre parcel. Robinson read KPI Technology's comments dated 1/19/16 and Adams County comments dated 12/21/15. Issues were the following:

- An owner's acknowledgement needs to be executed.
- An approved Water Feasibility Study is required and issues are
 - The recharge rate needs to be taken from the Wellhead Protection Plan of Adams County.
 - A well search of 0.25 mile from the existing well is recommended to determine if any neighboring well(s) will be affected.
- An As-built Plan is required.
- A Highway Occupancy Permit is required; at minimum, approval from PennDOT is required to ensure the new addition is covered under the current Highway Occupancy Permit.
- An approved Nutrient Management Plan is required.
- Bonding of site improvements is required. It should be noted that the developer has provided a cost estimate for review and we are in agreement of the cost. However, we do not recommend the bond be posed until the plan is approved (and any conditions met) to ensure no other changes to plan are made that may change the cost estimate.

- A Stormwater Management Operations and Maintenance Agreement will need to be executed and recorded with the plan.

Engineer was unsure if they would have time to meet all the conditions before time runs out on the plan, so he presented extension letters if they would happen to need them.

MOTION by Redman, seconded by McDannell to recommend conditional approval of the plan pending the resolution of the issues shown above and if necessary grant approval of the extension letters. Motion carried.

William D. Stansbury Estate – Final Plan – Chambersburg Rd. – Ag Zone

Subdivision of a 1.686 +/- parcel from an existing 5.188 +/- lot. Robinson read KPI Technology's comments dated 1/18/16 and Adams County comments dated 1/20/16.

Issues are the following:

- An owner's acknowledgment needs to be executed.
- A street/corner monuments needs to be set along a common lot line of Lots 1 & 2.
- Sewage planning approval is required.

They are currently dealing with PennDOT for a driveway permit. They sent PennDOT a letter from the township stating they are in the process of getting plan approval. PennDOT sent the letter back wanting approval of the plan first. Beyond All Boundaries, LLC will be calling PennDOT tomorrow to try to get this settled and if not, then they will need to get another letter from the township.

Stansbury Planning Module Component 1

MOTION by Redman, seconded by McDannell to approve the sewage planning module. Motion carried.

MOTION by Redman, seconded by McDannell to recommend conditional approval of the final plan pending resolution of the issues shown above and a highway permit from PennDOT. Motion carried.

Village of Laurel Run – they will need an extension for their plan. They do plan on sending a letter requesting an extension to the township

MOTION by Redman, seconded by McDannell to recommend granting an extension of the plan pending receipt of an extension letter by the township and if the letter is not received, then the plan should be denied. Motion carried.

Dollar General – Preliminary/Final Plan – Chambersburg Rd – Commercial Zone

Construction of a 9,100 square foot store with accompanying parking, stormwater management, etc. Michael Swank, P.E. from Steckbeck Engineering & Surveying Inc., was present at the meeting.

Robinson read KPI Technology's comments dated 1/18/16 and Adams County comments dated 1/12/16. Issues were the following:

- The developer is permitted to have an unattached sign no greater than fifty square feet. The proposal is for an unattached sign of 96.5 square feet.
- An executed owner's acknowledgement needs to be provided.
- All Franklin Township notes need to be placed on the plan as written in the SALDO.
- It is noted that an exemption from Sewage Facilities Planning was approved on 7/25/2013. However, since that time, the community wastewater treatment plants was sold to PA American Water Company. A letter from PA Water Company is required to verify capacity and the availability to connect to the system.
- An approved E&S plan and NPDES permit are required.
- Bonding of related improvements is required. An estimate should be submitted for review.

- We note that grading along the northwestern property line exceeds 10% within 20 feet of the Olvera property line. This grading, however, does not appear to create a situation where more stormwater will be directed onto the Olvera property. We would have no objection to a modification to this requirement being considered.
- There is an overhead utility line located on the property. On Sheet C2 it states the line will be removed; however, in subsequent sheets, the line is being utilized. This discrepancy should be clarified.
- An as-built plan is required upon completion of all required improvements.
- The plans shows the removal of the existing septic system located at the rear of the property. This system is also located on the neighbor's property. Evidence from the neighbor should be provided to show permission to do excavation work on their property.
- From the county comments regarding Zoning - Section 175-19.C: This section prohibits parking in the front yard area of a development. The front parking area, as well as the five spaces to the east of the parking area do not meet this requirement. *We believe that this was an error when we revised the zoning ordinance and that we missed adding the word "setback"; as in "prohibits parking in the front yard **setback** area of a development". We do feel it was never our intent to not allow parking in front of a store, especially excluding handicap parking. We would like to not take this recommendation of the county.*

They will revise the plan and will return next month.

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

Mister Ed's – Isaac Bucher – US Rt. 30 – Commercial Zone

The business has a parking problem. During their busy times of the year, patrons are parking along Old Rt. 30 and it is creating a hazardous condition. In order to eliminate this problem they have purchased two adjoining lots across Old Rt. 30 to convert into additional parking areas. These lots were recently changed from open space to residential zoning. They could apply for a variance, but at the recommendation of their solicitor they would like to draft a resolution to have a map amendment to extend the adjoining commercial zone to include these two lots.

We have no objections with Bucher proceeding to have a solicitor draft a resolution for the map amendment.

New Business:

If we plan on making a map amendment in the near future, it would be a good time to add the "setback" wording to the Zoning Ordinance Section 175-19.C. to avoid future misinterpretation.

MOTION by McDannell, seconded by Redman to adjourn the meeting at 8:35 pm.

Respectfully submitted,

Mary Lower
Planning Commission Secretary