

MINUTES

Franklin Township Planning Commission

February 17, 2016

In attendance:

Dennis Robinson, Pat Schindel, JR Crushong, Bicky Redman, Jim McDannell, Gary Deardorff & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

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

Approval of January 2016 Planning Commission Minutes

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

Guests:

Milton Myer – Sketch plan – near Green Ridge Road – Open space

Currently owns approximately 42 acres in total. They would like to subdivide this in two and would also like to purchase an additional .9 +/- acres to add to Lot 2 which would give him road frontage.

Timothy & Darlene Kyner – Preliminary/Final - Buchanan Valley Road – Ag Zone

Subdivision of a 27.283 +/- acre parcel from an existing 37.903 +/- lot (FM-3) to be conveyed to an adjoining lot owner. Robinson read Adams County's comments dated 2/17/2016 and KPI Technology's comments dated 2/17/2016.

Issues are the following:

- An owner's acknowledgment needs to be executed.
- The lot (portion of Lot FM-3) must be contiguous to the lot (Lot FM-4) receiving the addition. (146-307.A) A waiver for this requirement should be sought by the developer and the Township Solicitor should review the proposed Access Easement to ensure that this criterion is met.
- The applicant shall record in the Recorder of Deeds Office of Adams County a memorandum that all parcels shall be considered as one single tract for the purposes of subdivision.
- An executed owner's acknowledgment for the person(s) receiving the lot addition is required.
- The Reciprocal Access Easement proposed for the maintenance of the shared drive should be reviewed by the Township Solicitor. Also, the note states the proposed easement will be between Lots 14, 15, and FM-3. However, the proposed easement is also located on Lots 13, 16 and the proposed Lot A. Clarification of this proposed easement is needed.

MOTION by Redman, seconded by Deardorff to recommended approval of the waiver for section 146-307.A. Motion carried.

MOTION by Redman, seconded by Deardorff to recommend conditional approval of the plan pending resolution of the issues shown above. Motion carried.

William A. Parr, Jr. & Wendy T. Parr – *update* – off Mountain Top Drive

Owns approximately 10.585 +/- acres and would like to subdivide off 6 +/- acres.

It was noted they will need to request a waiver in order to not have to bring up the existing road up to township specs. Also, they need a Right of Way agreement and be will be responsible for any solicitor fees incurred.

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 2/17/2016.

Issues were the following:

- An executed owner's acknowledgement needs to be provided.
- Bonding of related improvements is required. The developer has provided a cost estimate and is in the process of being reviewed. A separate letter will be issued regarding this matter.
- We note that grading along the northwestern property line exceeds 10% within 20' of the Olvera property line. A waiver to this requirement is being requested.
- A basin underdrain is now proposed. The detail on sheet C13.2 indicates gate valve is proposed. The location of this valve should be depicted in the plan view.
- A Stormwater Operations and Maintenance Agreement will be required. We note that the Agreement has been supplied with signatures and should be executed by the Township.
- An as-built plan is required upon completion of all required improvements.
- The plan 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 (Olvera). Evidence from the neighbor should be provided to show permission to do excavation work on their property.

They have requested a waiver for exceeding 10% within 20 feet of the Olvera property (136.23.A.2.A).

MOTION by Deardorff, seconded by McDannell to recommend approval of the waiver. Motion carried.

MOTION by Deardorff, seconded by Redman to recommend conditional approval of the plan pending resolution of the issues above. Also, it is noted that the planning commission acknowledges that there is a typographical error in the zoning ordinance related to parking in the front yard, however the Dollar General plan meets the intent of the ordinance and there is currently an amendment in the process of being drafted to correct this error. Motion carried.

Isaac Bucher – US Rt. 30 – Commercial Zone

Reviewed the proposed zoning map changes for the property.

New Business:

Joel Riddlemoser – off Bear Cove Lane

He owns approximately 17 acres. He would like to sell the property. We saw no issues with selling the lot.

MOTION by Robinson, seconded by Deardorff to adjourn the meeting at 7:45 pm.

Respectfully submitted,

Mary Lower
Planning Commission Secretary