

Franklin Township Planning Commission

August 17, 2016

In attendance:

Dennis Robinson, Pat Schindel, JR Crushong, 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.

Approval of July 2016 Planning Commission Minutes

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

Guests:

William Jr. and Wendy Parr – Preliminary/Final Plan – Old US Route 30 – Residential Zone Plan is to subdivide a 5.773+/- acre lot (lot 3A) from an existing 10.532+/- acre lot (lot 3). The proposed lot is considered nonconforming because existing buildings are located within the buildings setbacks; however, this subdivision will not have a positive or negative effect on the nonconformity. Robinson read Adams County comments dated 8/3/2016 and KPI Technology's comments dated 8/5/16.

Issues are the following:

- The Site Data needs to add the maximum height for a structure: 2-1/2 stories, but not over 30 feet.
- The maximum area for impervious area on a lot is 45%. The Site Data needs to reflect this.
- The cartway width and right-of-way associated with Old US Route 30 needs to be shown on the plan.
- An owner's acknowledgment needs to be executed.
- Sewage planning approval is required.
- A certification from Spectra Energy is required to show the proposed driveway is allowed to be located within the right-of-way.
- A clear sight triangle, existing sight distances and required sight distances for the Old US Route 30 intersection should be shown on the plan.
- The plan is proposing a panhandle lot. Approval of the panhandle is at the discretion of the Township; however, if approval is granted the front setback line needs to be pushed back to a location that meets the minimum lot width requirement (150').

Modifications Requested:

- Section 146-402.A.5.b: There must be full compliance with all other applicable street construction and pavement requirements of the Franklin Township Subdivision and Land Development chapter, unless otherwise permitted by the Board of Supervisors after consideration and/or surfacing of a private street that is not in full compliance with other applicable street requirements upon consideration of factors including, but not limited to: topography and slope; drainage; anticipated traffic volume; and, anticipated use of the properties accessed by the private street.
- Section 146-402.A.5.c.2: The cartway of the private street must be at least 16 feet wide, and improved with a crushed stone base course that shall consist of eight inches (compacted) of PennDOT 2A stone. The base course shall be measured after it has been compacted with a roller of not less than 10 tons in weight.
- Section 146-402.A.5.c.3: The crown of the private street shall have a fall of 1/4 inch to the foot, measured from the center line to the cartway edge of the private street.

- Section 146-402.A5.c.4: When a private street enters or intersects with a State or Township street or road, the entrance of said private street shall be improved and paved, as per specifications for a public street pavement contained herein, for a distance of 45 feet from the center line of said State or Township street or road.

KPI's general comments:

- The Township should consider having the applicant improve the intersection of Mountain Top Drive and Old US Route 30. At minimum, the intersection should be improved to meet the required sight distances.
- The Township should consider requiring an Operation and Maintenance agreement for all properties connecting to Mountain Top Drive.
- If the Township grants the modification request of utilizing the current road without improvements, then it is recommended that an easement/right-of-way be established that allows Lot 3A access to the portion of Mountain Top Drive that is located on Lot 3.

MOTION by Schindel, seconded by Redman, to recommend the Supervisors grant the pan-handle lot. Motion carried with Robinson abstaining.

MOTION by Redman, seconded by Schindel, to recommend the Supervisors grant the modification requests. Motion carried with Robinson abstaining.

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

William Parr Jr. – Sewage Facilities Planning Module – Component 4A

Robinson read and we answered the questions on the module.

Motion by Redman, seconded by McDannell to recommend approval of the module. Motion carried with Robinson abstaining.

Knouse Fruitlands - Sewage Facilities Planning Module – Component 4A

Robinson read and we answered the questions on the module.

Motion by Redman, seconded by McDannell to recommend approval of the module. Motion carried.

McDannell Farm – ASA addition request

Their farm is in Franklin Township and also has a portion in the Arendtsville Borough.

MOTION by Redman, seconded by Schindel to recommend they be included in the township's ASA. Motion carried.

ASA #4 – 7 Year Review

MOTION by McDannell, seconded by Redman to recommend approval of the 7 year review of ASA #4. Motion carried.

Old Business:

New Business:

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Mary Lower
Planning Commission Secretary