

Franklin Township Planning Commission

October 21, 2015

In attendance:

Dennis Robinson, JR Crushong, Bicky Redman, Gary Deardorff, 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 September 2015 Planning Commission Minutes

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

Guests:

Douglas A. Shuey – sketch – Orchard Road - Easement Exchange

They would like to do an easement swap with a neighbor. There are utility lines but Adams Electric is okay with the swap. KPI Technology suggested they get a stormwater management plan. No other problems seen with the plan.

Douglas Wetzel Poultry Farm – 2450 Mummasburg Road – 115.5 +/- acres – Ag Zone

Proposal is to construct two poultry barns 63' x 716' each for raising turkeys.

Robinson read Adams County comments dated 10/2/2015 and KPI Technology's comments dated 10/20/2015.

Issues were the following:

- The Adjusted Tract Area needs to be depicted with the accompanying calculations for conserved land. (175-9.E)
- The location and calculations of Prime Farmland disturbance needs to be shown on the plan. (175-9.F)
- The development option utilized for this proposed Land Development needs to be identified. (175-9.G)
- The Lot Coverage and Building Height should be placed on the plan. (175-9.L & M)
- The plan should be labeled as Preliminary. (146-302)
- An owner's acknowledgement needs to be executed. (146-303.A.16)
- If should be noted if a right-of-way, easement, etc. is associated with the overhead electrical line. If so, then certification from the electric company is required to show the buildings are allowed to be located within the right-of-way, easement, etc. (146-303.A.25)
- A wetland delineation is required because of the proposed structures and the stormwater management facilities being located in, or in close proximity to, hydric soils located on the property. (146-606.A.32)
- All Township "Notes" should be placed on the plan. (146-303.A.38.a & b)
- Sewage Facilities Planning is required. We note that one barn is proposed to be connected into the existing home's septic system. (146-303.B.1)
- An Erosion and Sedimentation Plan and NPDES permit approval is required. (146-303.B.2)
- The proposed amount of water usage should be provided to the township to determine if a Water Feasibility Study should be required. (146-303.B.6)
- An As-built Plan is required. (146-309)
- A Highway Occupancy Permit is required; at minimum, approval from PennDOT is required to ensure the new addition (poultry barns) is covered under the current Highway Occupancy Permit. (146-404.B) Also, the proposal does not include any improvements to the current

access drive. The developer will need to show the Township that any tractor trailer can navigate safely on the current driveway and not encroach upon an adjoining property.

- An approved Nutrient Management Plan is required. A copy of the plan and any revisions should be provided to the Township for review.
- Bonding of site improvements is required. (146-12.C.5)
- It should be determined if the proposed grading and structures for the South basin, shown to be within the electric line easement, are permitted by the electric company.
- We note that "D" soil class was used for all calculations when about half of the site contains "C" class soils.
- Hydrographs and routings should be provided for all required storm events.
- Dewatering of the trenches and basins depends upon assumed percolation rates. Assumed rates in these facilities should be verified through testing.
- Openings larger than 12 inches in diameter should be provided with a childproof, non-clogging removable trash rack. Also, all outfall culverts must be concrete.
- Rip Rap Apron sizing calculations could not be located.
- The extents of matting on the emergency spillways should be shown in plan view.
- Provide a detail for the trench specific to where the pipes will enter including placement and types of stone and geotextile, relative elevations, etc. It is unclear if the detailed 6 inch lip will be sufficient to prevent trench overtopping during larger storms.
- All usage of combined hydrographs should be clearly noted and hydrographs provided.
- Inconsistencies between the trench and basin storage volumes listed on Worksheet 5 and those shown on the plans for both basins should be reviewed.
- Channel design details should be provided for all proposed channels. We recommend channel slopes of 1.5% or greater. (136-23.E.2.F)
- A Stormwater Management Operations and Maintenance Agreement will need to be executed and recorded with the plan.
- The developer should explain what the fenced area located outside the buildings will be used for.

In summary due to the substance and number of comments, a detailed response letter should accompany any revised plan submission. We suggested they submit an extension letter for the plan.

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

Meeting adjourned at 7:46 pm.

Respectfully submitted,
Mary Lower
Planning Commission Secretary