

Franklin Township, Adams County
Board of Supervisors Workshop Meeting

May 15, 2025

SUPERVISORS PRESENT: Supervisor Crushong, Supervisors Williams and Supervisor Santay, via Zoom.

OTHERS PRESENT: Susan Plank, Secretary/Treasurer

The workshop, held at the Franklin Township Municipal Building, was called to order at 7:00 p.m. by Chairman Williams.

Appoint Dianna Moy to the Franklin Township Municipal Authority

Susan Plank, Secretary/Treasurer informed the Board that there were two (1) applicants but Ms. Moy was the only applicant that was present at the Municipal Authority Meeting.

MOTION by Supervisor Crushong, seconded by Supervisor Santay to approve the appointment of Dianna Moy to the Municipal Authority Board. Motion carried 3-0.

2380 Mummasburg Road

Susan Plank, Secretary/Treasurer informed the Board that she had talked to Gil Picarelli, KPI Technology and he informed her that he had talked to Mr. McDannell last week and Mr. McDannell informed him that he had the drawings for a new system and that he was going to get the process going. The Board decided to give Mr. McDannell until next Thursday, May 22, 2025 and if the Township or KPI Technology has not gotten anything by then to have Susan Plank, Secretary/Treasurer turn it over to the Township Solicitor, Bernie Yannetti and have him send out a letter.

Baker Subdivision

Susa Plank, Secretary/Treasurer informed the Board that the Township received County Comments and they are just clean up comments.

MOTION by Supervisor Crushing, seconded by Supervisor Santay to approve the Baker Subdivision based on KPI Technology and PMCA comments. Motion carried, 3-0.

Solar Ordinance Changes

There was much discussion on the Solar Ordinance. Resident Mr. Lord, Chambersburg Road commented that he did not understand the changes and where they belong in the Ordinance. Supervisor Crushong informed Mr. Lord that there are no changes but there is additional verbiage to add to existing Ordinance. Mr. Lord commented that it would be nice to have the additional verbiage added to the existing Ordinance and high-lighted so that the residents could see where and what is being added. Mr. Lord asked what percentages for Agricultural and Industrial are located in Franklin Township. It was discussed that approximately 60 – 65% Agricultural and 5 – 10% Industrial.

Supervisor Crushong commented that the Board would like to know what the residents want concerning Solar Facilities allowed in what Zoning District. Resident Chuck Lord asked if a proposition could be put on the ballot? Supervisor Crushong commented that he did not know and has never seen it done before. Resident Mark Bream comment that if this is done then it would be locked in and could never be changed again and Mr. Lord agreed.

Resident Mrs. DeWaters asked Supervisor Santay what his opinion of the Solar Facilities are and continued that anyone could answer but she said that Supervisors Santay had commented at the previous meeting that he wasn't in favor of changing the Ordinance to only Industrial Zone. Supervisor Santay commented that at the present time it is allowed by right in the Industrial Zone. Supervisor commented that if the Board does go only allowing Solar in the Industrial Zone to have that changed to conditional use also. As far as taking it out of the Agricultural zone that he himself is not interested in taking it out of the Agricultural zone, but to leave it as a conditional use. He would rather limit it to a percentage of the farm (10 to 15%) with the remainder of the acreage must have Agricultural activities. His concern about this and what he heard when he ran for Supervisor is that residents don't want to see development. Supervisor comments that if they are denied and the farm is in financial stress who is going to buy the 284-acre parcel? It is likely to be a developer who will put houses in. Supervisor Santay continue that in his opinion to take this away from the ability of the farmer that needs some financial help to maintain the farm we risk the potential of selling out to developments or warehouses. If any of you have traveled Interstate 81 from Chambersburg to Harrisburg you have seen that most of the farmland is gone and warehouses are in their place. Franklin Township is not that far from Interstate 81. Ms. DeWaters thanked Supervisor Santay for his honesty and input.

Supervisor Crushong commented that they have been told that the Franklin Township's Ordinance is pretty tough compared to other Townships/Boroughs in the area.

Resident Doug Glass asked what is the percentage of Agricultural Land can be developed. Supervisor Williams commented that he thought it was 30%. Supervisor Santay commented that Mr. Glass was at the last meeting and had great concerns about declining property values if the Solar Facility is approved. The information that the Board has from testimony which Supervisor Santay knows that he was the Solar Company's witness that would give favorable testimony for the Solar Company. Before the Board makes a decision Supervisor Santay asked Mr. Glass to get with his neighbors and get with an appraiser as to what the value of properties around this solar Facility would be.

There were comments about house values, views, and something new to the area but then fades after time. Supervisor Crushong commented that the Board is going to do their best to make the best decision for everyone.

Mr. DeWaters commented that he would like to see a group of residents do some brain storming to see what other options are out there to the local farmer to help them through their financial woes in lieu of Solar Facilities. Supervisor Crushong asked the Brems what other options they looked at. Mr. Bream commented that there are not many options out there that would allow them to keep the land. They are transitioning into more field crops instead of fruit. Mr. Bream commented that they are trying to diversify as much as they can. They are gearing more toward peaches which is a better crop for them. Mr. Bream would like to keep options open for the Agricultural businesses.

Resident Shannon Bigham asked about percentages the Board is looking at for the Agricultural and if the Board is going to look into it more fully before making a decision. Supervisor Williams replied that absolutely and there would be no decision until the percentage is verified. Ms. Bigham is hoping that other options will be found to help the farmers other than Solar Facilities.

MOTION by Supervisor Crushong, seconded by Supervisor Santay to table the discussion on the Solar Ordinance amendment until the Board hears back from Dominic Picarelli, KPI Technology. Motion carried, 3-0.

Supervisor Crushong commented that he was glad that everyone came and participated in the discussion.

MOTION by Supervisor Crushong, seconded by Supervisor Santay to adjourn at 8:13 p.m. Motion carried, 3-0.

Chairman _____

Vice-Chairman _____

Supervisor _____