

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – May 21, 2025

Commissioners in attendance:

Denny Robinson, Dale Graves, Eric Miller, JR Crushong, Gary Deardorff, Jed Fetter, Kathleen Riley

Others in attendance:

Dominic Picarelli, KPI Technology; Lynda Beckwith, PMCA

CALL TO ORDER

- Meeting called to order by Denny Robinson, Chairman, at 7:00pm.

APPROVAL OF MINUTES

- **MOTION to *APPROVE APRIL minutes*, by Gary Deardorff, seconded by Dale Graves.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- **Special Exception Application – 980 Flohrs Church Road**
 - Applicant Daniel Wood presented a request for a special exception to convert a residential property into a short-term rental. After discussing the township's zoning definitions—which currently do not include short-term rentals—and learning that a rooming house may be the most applicable use under current ordinances, Mr. Wood opted to table the application. He indicated he would consult legal counsel and return with a revised application that better aligns with existing zoning designations.
 - **MOTION: The Planning Commission *TABLED CONSIDERATION of the Wood rental request*, by Gary Deardorff, seconded by Eric Miller.**
 - **MOTION APPROVED UNANIMOUSLY.**
- **Variance Application: 2408 Chambersburg Road**

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- Representatives of the solar project at 2408 Chambersburg Road requested two variance requests related to the solar energy facility previously approved via conditional use. The first variance sought relief from the requirement to construct a 25-foot-wide paved access drive, proposing instead a 16-foot-wide gravel drive intersecting a private drive. The second variance concerned the spacing between solar panel rows; the applicant requested a reduction from the required 20 feet to 8.45 feet to preserve more farmland.
- **MOTION:** The Planning Commission *RECOMMENDS APPROVAL of the variance request of a 16-foot-wide gravel drive instead of a 25-foot-wide paved drive, provided a new Operations & Maintenance agreement for the road is completed*, by Gary Deardorff, seconded by Dale Graves.
 - **MOTION APPROVED 6-1.**
- **MOTION:** The Planning Commission *RECOMMENDS APPROVAL of the variance of the spacing between solar panel rows, a reduction from 20 feet to 8.45 feet*, by Gary Deardorff, seconded by Eric Miller.
 - **MOTION APPROVED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- None

GUESTS

ADJOURN

- Meeting adjourned at 7:45pm by Denny Robinson, Chairman.