

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Jun. 18, 2025

Commissioners in attendance:

Dennis Robinson, Dale Graves, JR Crushong, Gary Deardorff, James McDannell, Jed Fetter, Kathleen Reilly.

Others in attendance:

Dominic Picarelli, KPI Technology;
Lynda Beckwith, PMCA, Asst. Zoning Officer Franklin Township;
Robert Thaeler, Principal Planner, Adams County.

CALL TO ORDER

- Meeting called to order by Dennis Robinson, Chairman, at 7:04pm.

APPROVAL OF OCTOBER MINUTES

- **MOTION to APPROVE May 2025 minutes, by Gary Deardorff, seconded by Dale Graves.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- Paint the Sky Subdivision, Flohrs Church Road. Presented by Scott Longstratt (for Bob Sharrah). Subdivision of 21.026 acres for 12 lots (11 lots and the remainder) off of Flohrs Church Road. Architect received comments from KPI and PMCA on new drawings and needed clarification on some comments. Those addressed:
 - #12: Requires a letter from Columbia Gas to understand rights per the deed.
 - #15: Requires widening township roads per the ordinance.
 - #1: States that developers return for zoning hearing board for their decision on subdivision setbacks per the new drawings; impervious acreage percentage per new drawings;
 - #15: Cartway width: KPI recommended speaking with BOS for input.
- Clarification on the ordinance of panhandle lots: Developer proposes three pan handle lots proposed lot 9, 10 and 12. BOS approval required.
 - KPI clarified that panhandle lots cannot circumvent road frontage; Lot 9 and 10 have back-to-back lots (gas line right of way) and the Board of Supervisors may require that they have one driveway for the two lots. Dominic Picarelli cited ordinance §146-406.e.1.a & b.
- Planning Commission asked for their response to PMCA's comment #6: "Lots 9, 10, 11, 12 cannot be built without disturbing slopes greater than 15%." The architect stated they are re-evaluating now. PMCA noted a site evaluation is required.
- Rob Thaeler noted that their advisory zoning review letter to PMCA will be available tomorrow, June 19, 2025. Mr. Thaeler noted three specific items that

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will be contained within this letter, and shared these publicly with the Commission:

1. The adjusted tract area and calculation of conservation and development areas should be reevaluated;
 2. The calculations are based on October 1995 (the original planning submission date), and whether or not the entire 630.78± acres should be evaluated or just the 131± acres in development;
 3. A statement within the letter that all constrained land has to be in the conservation area and addresses slopes per the zoning ordinance.
- **MOTION to *TABLE Paint the Sky Plans*, by Jeb Fetter, seconded by Dale Graves.**
 - **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- None

GUESTS

- None

ADJOURN

- Meeting adjourned at 7:32 pm by Dennis Robinson, Chairman.