

**Franklin Township, Adams County  
Board of Supervisors Meeting**

**July 3, 2025**

**SUPERVISORS PRESENT:** Supervisors Crushong, Supervisor Williams, and Supervisor Santay.

**OTHERS PRESENT:** Curtis MacBeth, Roadmaster, and Susan Plank, Secretary/Treasurer.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**MOTION by Supervisor Crushong, seconded by Supervisor Santay to approve the June 5, 2025 Board of Supervisors Regular Meeting. Motion carried, 3-0**

**The June 19, 2025 Workshop was canceled.**

**APPROVAL OF BILL LIST #7**

**MOTION by Supervisor Santay, seconded by Supervisor Crushong to approve Bill List #7 – General Account - Check Nos. 39584 – 39635 in the amount of \$175,670.67. Motion carried, 3-0.**

**PRELIMINARY/FINAL PLAN**

Adams County Winery – Release of Final Security Funds – No Update – Supervisors asked to take this off the agenda.

**STORMWATER MANAGEMENT PLAN**

760H Buchanan Valley Road - Grahm

**REPORTS**

Reports will be posted on line for review

**OLD BUSINESS**

2380 Mummasburg Road – Keith Bowling – Update.

Mr. Bowling addressed the Board saying that the situation has not changed. Supervisor Williams informed Mr. Bowling that he had spoken with other parties and was informed that Mr. McDannell does not want to sign off on the easement and until he does you (Mr. Bowling) will not allow him to access his property to put the sandmound in. Mr. Bowling commented that that is true. Supervisor Williams also commented that he was told that Mr. McDannell would like to

buy a portion of the land near his driveway so that he can access his property using the driveway. Mr. Bowling commented that he knew nothing about this. Susan Plank, Secretary/Treasurer informed the Board that the Township received an email from Solicitor Yannetti stating: Attached please find correspondence that I received today from Attorney Todd King regarding the above-referenced matter. As you can see, there is an issue that exists regarding the installation of the septic system and potential trespass issues because of a lack of a right-of-way agreement. With that being said, someone from the Township needs to step in and remedy this situation. Supervisor Santay commented that he disagrees with that statement. Solicitor Yannetti informed the Board that they are at an impasse. The stakes going down the driveway, if that is where the property line is then there is an issue. There is a permit issued by KPI and it is for the correct property. Supervisor Santay commented that allowing him to access Mr. Bowling Property would remedy the septic issue, correct? Mr. Bowling commented that it would save him (Mr. McDannell) a lot of money. Mr. Bowling commented that he has had no dealing with Matt since February. Supervisor Santay commented that he is going to be perfectly honest with you the transaction/subdivision to gain access, none of that is our (Township) concern. This drain on your property that is in a deed, we (Township) have no jurisdiction on that. We have talked about that previously and we have no jurisdiction on that. Our goal here is to get the septic system repaired which we now have, we've been working this a year; you made a comment last month about working on this for a year. We now have a contractor that is ready to mobilize in there and bring relief. If that septic problem continues, at this point you have some copiability to this. They are trying to execute a repair and there is a property problem. Is that fair? Mr. Bowling commented that it has always been there. Supervisor Williams asked if the Township received a copy of any contract with an excavator, yet. Solicitor Yannetti commented that he was informed that they have a permit and that Mr. King informed him that they have a contract for the work. Mr. Bowling informed the Board that he did have a conversation with Keith Ridinger. Supervisor Williams commented that he has talked to Matt and Keith Ridinger and they said that they need a truck to set the tank and the ability to get around to the back of the house. The only other option is to crane it over the house. Supervisor Williams asked Solicitor to contact Mr. McDannell's attorney about the conversation of offering to buy a portion of the property to have access to the back. Mr. Bowling commented "I can save you time because I'll tell you right now, I am not going to sign off or sell them a portion of my property". There is no sense in wasting your time. Solicitor Yannetti commented that he would come up with a recommendation and get back to the Board. The only recourse is to have KPI issue a notice of violation since the septic is not working and Mr. McDannell will need to find another way to remedy the problem. Supervisor Santay that this is going to cause delay and if a crane is the only viable solution, then this is going to cost more money which is going to further delay. Mr. Bowling commented that he has been working on this for five (5) years what do you think another year is going to do to me. Supervisor Crushong asked Mr. Bowling "do you want it fixed or don't you?" Mr. Bowling responded I want it fixed. Supervisor Crushong commented then let them drive back the lane and fix it, but you are not going to let them do that. Mr. Bowling commented that he will cooperate as long as the other party will cooperate. There was a lot of back and forth and the Board asked Solicitor Yannetti will have something by the Workshop Agenda. The sandmound has to be in compliance with the Ordinance. Dominic Picarelli, KPI informed Mr. Bowling that he can come to their office and review their drawings and see exactly where the sandmound will be located and the set-backs. The sandmound is based on how many bedrooms and not the number of people living in the dwelling.

**NEW BUSINESS**

**Solar Ordinance Changes/Additions**

Susan Plank, Secretary/Treasurer informed the Board that she had sent the Solar Ordinance out via email blast with the changes highlight in “RED”. The copies that she has now the changes are highlighted in “GREEN”. If anyone needs a copy, please let her know.

Resident Darrin Flake asked if there was any difference in the one that was sent out in May and the one that was sent out just this week. Susan replied that there are no differences. The one sent out this week is the entire Ordinance with the changes highlighted in “RED” or “Green”. Dominic Picarelli, KPI Technology commented that the copy sent out this week is number just like it would be in the Ordinance. Everything is where it should be and changes are highlighted.

Darrin Flake asked if the Zoning was changing back to Industrial? Dominic Picarelli, KPI commented that this is a recommendation from the Planning Commission to the Board of Supervisors. I do not believe the Supervisors has made a decision yet. Supervisor Santay commented that the Board is still trying to get this out to the residents for input. At this point the Ordinance reads that it was taken of Agricultural and put in Industrial.

Supervisor Williams informed everyone that there was feedback of allowing Solar in the Agricultural Zoning on a percentage basis. The Board has put the Ordinance for feedback from the residents of Franklin Township.

Supervisor Williams as Mr. Lord if it is clear. Mr. Lord commented that it is clear but not crystal clear. Mr. Lord asked why is this happening now. Is it because there are more Ag Solar Farms? Supervisor Williams commented that there are only two (2) on the books at this time. Why is this being brought up now instead of with the current changes that the Planning Commission Members are working on now. Supervisor Crushong informed everyone that the Planning Commission pulled this section out for a quicker look at it based on request from residents to have this looked at sooner than later.

There were a lot of comments on benefits for the Township, which is none. Resident Brian Redding commented from personal experience that his family’s tax base increased 13 times what they were. My family was all in agricultural and what we put in Solar tax increased 13 times and the Solar Company paid all the back taxes for the past seven (7) years. Mr. Redding commented that if there is a lease for a Solar Farm/Facility you can go to the Court House and ask for the public records for Franklin Township leases for Solar Facilities.

Mrs. DeWaters commented that she can give an explanation of why people were in such an uproar over the Solar Facilities in Franklin Township. The Gettysburg Times, for them anyway; the way it was written is that all the property that was owned by Breams was going to be in Solar. That is how we interpreted the article, it was not clear how many acreages was actually being developed.

Mr. Lord asked what the next steps were for this Ordinance. The Board would have the approve the draft copy to be advertised with a period for public comment. Then it would appear on a Supervisors Agenda for approval or it could be modified again and repeat the process. It

depends on public comment. Mr. Lord commented he doesn't have a problem with the way it is written now but he does have a problem with Solar Farms not allowed in Ag.

Mr. DeWaters commented that the big item for him is to have restrictions on percentage of acreage that can be developed into Solar Farm/Facility. He would like to see a restriction in size.

Franklin Solar 1 PA and Franklin Solar 2 PA Project – 170 Bingaman Road, 391 Peach Tree Road, 366 Orrtanna Road Decision

**MOTION by Supervisor Santay, seconded by Supervisor Crushong to approve the Conditional Use application of Formation Energy, LLC Franklin Solar 1 PA, LLC and Franklin Solar 2 PA, LLC for Solar Energy Facility located at 170 Bingaman Road, 391 Peach Road, and 245 Bingaman Road also know as 366 Orrtanna Road subject to the conditions per the written decision. Motion carried, 3-0.**

Solicitor Tyler Beaston read all the conditions of the Memorandum of Opinion.

**GUESTS**

Resident Dale Graves commented that on the other Ordinance there was a noise comment that you couldn't hear it from the property line, it wasn't included in this one? Supervisor Santay commented that any noise generated should not affect neighboring properties. If noise complaints are received, Owner/Facility must remedy the issue.

Resident Dale Graves commented the 20' spacing between panels was not an issue with this one? Solicitor Beaston commented that the testimony during the hearing satisfied the spacing.

Resident Darrin Flake asked about the access from a State or Township Road has to be paved. Solicitor Beaston commented that are required to apply with the Ordinance. Supervisor Santay commented that it doesn't have to be a condition because it is already in the Ordinance.

**ADJOURN**

**MOTION by Supervisor Santay, seconded by Supervisor Crushong to adjourn at 7:53 p.m.**

Respectfully submitted,

Susan J. Plank  
Secretary/Treasurer

Chairman \_\_\_\_\_

Vice-Chairman \_\_\_\_\_

Supervisor \_\_\_\_\_