

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – July 16, 2025

Commissioners in attendance:

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

Others in attendance:

Dominic Picarelli, KPI Technology; Lisa, PMCA

CALL TO ORDER

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

APPROVAL OF MINUTES

- The June minutes were reviewed for corrections related to acreage and lot details for a subdivision project—adjusting the figures to reflect **631 acres total, 131 acres evaluated**, and **21.026 acres for 11 lots**, not 13 acres as previously recorded. The corrected minutes were **approved unanimously** after a motion and second.
- **MOTION to APPROVE APRIL minutes, by Eric Miller, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- **Willow Farms** - Chris Robinson presented a revised sketch plan for the Willow Farm development. The project reduced its total lot count from 59 to 43 lots, with increased lot sizes, the smallest being half an acre. The purpose of his appearance was to seek informal feedback from the Commission regarding whether this lower-density layout might eliminate the need for fire hydrants or suppression systems, which were previously discussed.
- **Commission Response:** While the developer hoped reduced density would reduce fire suppression requirements, the Commission was firm that the existing ordinance still applies: developments must provide a fire suppression system capable of delivering 500 gallons per minute for one hour (30,000 gallons total). Hydrants or an equivalent method were still deemed necessary, and the Commission members indicated they would not support a waiver on this matter.
- **Outcome:** No vote was taken, as this was an informal discussion, but the developer was clearly advised not to expect approval without meeting fire suppression standards.

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – July 16, 2025

PLANS

- **Paint the Sky Subdivision – Flohrs Church Road**
 - No persons were present to discuss this plan.
 - **MOTION: The Planning Commission *TABLED CONSIDERATION of the Wood rental request*, by Eric Miller, seconded by Gary Deardorff.**
 - **MOTION APPROVED UNANIMOUSLY.**

- **Special Exception & Variance Application: 6924 Chambersburg Road**

- Applicants Joe and Zach Hill presented a project proposal for Gettysburg Family Adventure Park and Camping at 6924 Chambersburg Road, located on a former campground. Their plan includes:
 - A seasonal aerial ropes course
 - Continued camping (RV and tent)
 - A **small** camp store
 - Possible kayak rentals

They requested the following:

1. Special Exception for an outdoor commercial recreation establishment
2. Variance to exceed the 35-foot height limit, requesting up to 55 feet for poles used in the aerial course
3. Variance to the stream buffer setback, proposing poles within 35–40 feet of the creek, rather than the required 50 feet

- **Discussion Highlights:**

- The ropes course would not cross the stream, and only a few poles would fall within the 50-foot buffer.
- The applicants had already engaged with DEP and the county conservation district, who indicated the project may proceed with proper permits (e.g., a PA DEP Chapter 105 permit).
- Safety, septic, and utility infrastructure had already been reviewed or improved, including engineering assessments and certifications for water and sewer.
- Commission members expressed support for revitalizing the dormant site and acknowledged the efforts the applicants had taken to ensure safety and compliance.

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – July 16, 2025

- **MOTION:** The Planning Commission *RECOMMENDS APPROVAL of a Special Exception for an outdoor commercial recreation use, of a variance to allow pole height to exceed 35 feet in height but not over 55 feet, and of a variance to the required stream buffer setback to allow pole placement within 35 feet of a stream, excluding guide wires*, by Dale Graves, seconded by Eric Miller.
 - **MOTION APPROVED 5-0, with one abstention.**

OLD BUSINESS

- None

NEW BUSINESS

- None

GUESTS

ADJOURN

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