

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Oct 15, 2025

Commissioners in attendance:

Dennis Robinson, JR Crushong, Gary Deardorff, Jed Fetter, Kathleen Reilly.

Others in attendance:

Dominic Picarelli, KPI Technology; Environmental Planner

Lisa Trimmer, PMCA, Asst. Zoning Officer Franklin Township;

CALL TO ORDER

- Meeting called to order by Dennis Robinson, Chairman, at 7:03pm.

APPROVAL OF MINUTES

- **No Regular session was held for SEPTEMBER 2025.**

SKETCH PLANS

- None

PLANS

Jeffrey W. Spence Subdivision

- Presenting: Ken Scott, Engineer, Beyond All Boundaries, 3195 Biglerville Rd., Ste. A, Biglerville, PA 17307
- Dominic Picarelli, of KPI opened the discussion by noting that they have not received comments back as the package was only delivered 14 days ago. KPI submitted their comments to the Franklin Township Board of Supervisors on Sept 30, 2025. (submitted and attached)
- Ken Scott presented:
 - This review focuses on a lot addition on Mt Carmel Road to go the cemetery for the Mount Carmel Church.
 - This is the last bit of property that can be subdivided. This property is in Clean and Green. Exclusive use for access to the cemetery.
- Dominic Picarelli, KPI noted:
 - A lot addition without any proposed building has no requirement for a constrained lands (package sheet #3) review. Mr. Picarelli noted that Mr. Scott may see this as a comment from Adams County in their forthcoming review.
 - A request for a monument to be set [on the lot addition] is a non-building waiver, and that will need to be submitted.
 - A memorandum, or new Deed stating that the cemetery owns everything and that lot addition cannot be sold separately. Must be signed by a committing official at the cemetery.
- **MOTION to *TABLE the Jeffrey W. Spence Subdivision Plan Until Receipt of County Comments*, by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY**

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OLD BUSINESS

- None

NEW BUSINESS

Adams County PA S-3, LLC; Formation Energy – Variance Application - Tom Norman

- Presenting: Mike Roth, Engineer, Formation Energy
- Commissioner JR Crushong opened the discussion with a comment from Township Solicitor Bernie Yanetti who states there is no requirement to resubmit a new application if one is simply answering a comment to meet zoning. (i.e., you do not have to go through the conditional use process.)
 - Commissioner Crushong conveyed that Formation Energy simply update the application to meet zoning with a reduction in size of the solar plan, opening up the space between the panels and reducing the fence. And the same goes for the plans.
- Planning commission can approve based on the Townships Solicitor's review findings.
- **MOTION to PASS the PA S-3, LLC; Formation Energy – Variance Application to the Board of Supervisors concurrent with the Solicitor's review by Gary Deardorff, seconded by Jed Fetter.**

▪ **MOTION CARRIED UNANIMOUSLY**

GUESTS

- None

ADJOURN

- Meeting adjourned at 7:23 pm by Dennis Robinson, Chairman.