

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Apr 15 2026

Commissioners in attendance:

Denny Robinson, Eric Miller, JR Crushong, Gary Deardorff, Jed Fetter, Jim McDannell

Others in attendance:

Dominic Picarelli, KPI Technology; Lisa Trimmer, PMCA

CALL TO ORDER

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

APPROVAL OF MINUTES

- **MOTION to APPROVE March minutes, by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**

SKETCH PLANS

- None

PLANS

- **Adams Norman Solar Land Development Plan**

The Commission revisited the Adams-Norman Solar Land Development Plan, which was again before the board primarily for an extension request. Township representatives explained that the Board of Supervisors had previously denied the extension because the applicant's memorandum of lease agreement had expired, but that issue had now been corrected through submission of an updated agreement dated January 2025. The Commission discussed the fact that no revised plans had yet been submitted despite county comments having already been issued in March. Members acknowledged that the county fees had now been paid and comments were available, but the project could not advance meaningfully until revised plans were received addressing prior review comments.

- **MOTION: The Planning Commission RECOMMENDS APPROVAL of a 60-day extension to the Adams Norman Solar Land Development plan, by Jed Fetter, seconded by Jim McDannell.**
 - **MOTION APPROVED UNANIMOUSLY.**

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Apr 15 2026

- **MOTION: The Planning Commission TABLES the Adams Norman Solar Land Development plan until the Commission receives a revised plan and Adams County Comments, by Jed Fetter, seconded by Jim McDannell.**
 - **MOTION APPROVED UNANIMOUSLY.**

- **Redding-Buck Final Subdivision Plan**

The Commission reviewed the Redding-Buck Final Subdivision Plan involving three adjoining parcels along Crooked Creek Road. The purpose of the subdivision was primarily to correct an existing driveway encroachment issue where portions of a shared driveway crossed onto an adjoining property unexpectedly discovered during a prior subdivision. The proposal involved creating a new 25-acre parcel with a panhandle access extending to the roadway so the driveway would be entirely contained within the proper ownership boundaries. Commission members discussed concerns regarding the panhandle configuration, minimum width requirements, and the need for Board of Supervisors approval because the configuration technically creates a panhandle lot. KPI representatives noted several housekeeping and drafting issues but indicated there were no major technical concerns. Because county comments had not yet been fully reviewed by the Commission, the application was tabled pending receipt and review of county, zoning, and KPI comments. The Commission also approved a non-building sewage planning waiver associated with the subdivision.

- **MOTION: The Planning Commission TABLES the Redding-Buck Final Subdivision Plan until the Commission receives and reviews comments from Adams County, Zoning, and Engineering, by Gary Deardorff, seconded by Jim McDannell.**
 - **MOTION APPROVED UNANIMOUSLY.**
- **MOTION: The Planning Commission APPROVES the Redding-Buck Final Subdivision Plan non-building sewage planning waiver, by Gary Deardorff, seconded by Jim McDannell.**
 - **MOTION APPROVED UNANIMOUSLY.**

OLD BUSINESS

- None

NEW BUSINESS

- **King Sawmill Ordinance Amendment Proposal**

The Commission continued discussion regarding a proposed zoning ordinance amendment related to sawmill operations in the Agricultural District. Members

FRANKLIN TOWNSHIP PLANNING COMMISSION

Meeting Minutes – Apr 15 2026

reviewed proposed ordinance language that would formally define “sawmill operations,” allow them by right in Agricultural and Industrial districts, and establish standards regarding lot size, setbacks, lot coverage, storage, and operational requirements. Discussion again centered on the key unresolved issue of whether timber imported from off-site properties should qualify as an agricultural use or instead constitute an industrial or commercial operation. Commission members acknowledged that much of the disagreement stemmed from conflicting legal interpretations and ongoing discussions between township counsel and the applicant’s attorney. Concerns continued to focus on roadway impacts, truck traffic, and whether conditions or bonding requirements should be imposed to protect township roads. Representatives for the applicant stated their clients would primarily harvest timber from their own property but wanted flexibility to process outside timber as well. Given the ongoing legal and ordinance discussions, the Commission voted to table further discussion of the proposal until receiving additional direction from the Board of Supervisors and township counsel.

- **MOTION: The Planning Commission *TABLES the Sawmill Ordinance Amendment pending further discussion and guidance from the Board Of Supervisors and Township Counsel*, by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION APPROVED UNANIMOUSLY.**

- **Esh Property Land Development**

The Commission discussed a request associated with the Esh property seeking permission to proceed with construction activity without completing a formal land development plan. Members expressed strong opposition to waiving land development requirements, particularly because stormwater management and other technical reviews would still be necessary. The Commission noted that township engineers had previously advised the applicant that a full land development process would likely be required.

- **MOTION: The Planning Commission *RECOMMENDS DISAPPROVAL of the Esh Property Land Development request to waive land development requirements*, by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION APPROVED UNANIMOUSLY.**

GUESTS

ADJOURN

- Meeting adjourned at 7:55pm by Denny Robinson, Chairman.