

FRANKLIN TOWNSHIP PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

June 17, 2026

Commissioners in Attendance:

Dennis Robinson, Dale Graves, Gary Deardorff, JR Crushong, Jed Fetter, Kathleen Reilly (acting Secretary)

Also Present:

1. Dominic Picarelli, KPI Technology;
2. Andrew Miller, PMCA Zoning Officer

CALL TO ORDER

- The regular meeting of the Franklin Township Planning Commission was called to order by Dennis Robinson, Chairman, at 7:00pm.

APPROVAL OF MAY 2026 MINUTES

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

SKETCH PLANS

- None

PLANS

1. Land Development Plan — Adams/Norman Property (Solar Field)

Mr. Dominic Picarelli noted that the Adams/Norman project didn't submit a revised plan. Mr. Picarelli spoke with Tim Roth, engineer who indicated that they are still working on the stormwater and testing but close to submitting and are asking for an extension.

Mr. Norman noted that the extension ends today.

Mr. Picarelli reported that the applicant has requested an extension but did not request a specific number of days. The township's official action deadline is **July 15, 2026**, making this the last Planning Commission meeting prior to the action deadline, with the matter going before the Board of Supervisors on July 2, 2026.

Supervisor Crushong asked Mr. Norman if the engineer would have everything ready by next meeting. Mr. Norman affirmed that the Solar Company's Engineer conveyed that they would be complete and ready to submit prior to the next Planning Commission's regular meeting in July.

- **MOTION to recommend to *EXTEND the Adams/Norman Project Plan review period to the Board of Supervisors by 45 days* by Dale Graves, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**
- **MOTION to *TABLE the Adams/Norman Project Plan pending revisions* by Jed Fetter, seconded by Gary Deardorff.**
 - **MOTION CARRIED UNANIMOUSLY.**

2. Land Development Plan — Esh Greenhouse and Barn

The Esh Greenhouse and Barn Development Plan engineer, Mr. Tim Wood of Weaver Environmental Consulting of Denver, PA was not present, however, Mr. Picarelli spoke with Mr. Wood via phone the day prior. Mr. Picarelli noted that he explained to Mr. Wood that there were some stormwater issues but noted there are no “show-stoppers” but several items requiring correction prior to approval, including:

- Total tract boundaries, bearings, and distances to be shown.
- Cartway and right way widths.
- Setbacks to be depicted on the plan (staff anticipates setbacks will be met, but they are not yet shown).
- Well location, plan notes, and sewage planning approval to be addressed.
- Any previous subdivisions to be identified.
- Recreational area fee (fee-in-lieu) to be paid.
- Stormwater matters*
- General comments regarding plan numbering and legend items to be resolved.

Stormwater management comments* (items 17–26) were reviewed, including: soil description limitations; construction sequence steps; silt fence detail; greenhouse collection trench stone size/type; barn infiltration trench point of connection; overflow inlet pipe size revision; recommended non-woven geotextile and 6-inch sand/gravel layer; correction of the barn infiltration trench ground elevation (plan shows 556, staff calculates 558); operation and maintenance agreement; and watering/stormwater calculations. Staff characterized these as workable and not egregious.

Supervisor Crushong asked Mr. Miller to comment. Mr. Miller noted that the biggest zoning issue he sees is that the setbacks are not on the Plan. Mr. Miller noted that he too spoke with Mr. Wood the day prior, and conveyed these comments to him as well.

- **MOTION to *TABLE the Esh Greenhouse and Barn Land Development Plan* by Jed Fetter, seconded by Dale Graves.**

▪ MOTION CARRIED UNANIMOUSLY.

Public Comment by Mr. Esh — Request to Expedite Greenhouse Plastic Installation

The property owner asked whether, given their dependence on this season’s tomato crop, they could post funds in escrow to proceed with erecting the greenhouse structure and applying the plastic covering in advance of full plan approval, referencing a prior indication that the matter could be expedited once stormwater plans were in place.

The Chair advised that this is a matter for the Board of Supervisors, not the Planning Commission, and would require review by the township solicitor, Bernie Yanetti and likely a signed legal/escrow agreement.

OLD BUSINESS

- None

NEW BUSINESS

- None

GUESTS

- Mr. Chris Santay, of the Board of Supervisors who was in attendance commented that we would have to speak to the Township Solicitor tomorrow to receive guidance on Mr. Esh's request. Mr. Santay also noted that the Esh Greenhouse and Barn Land Development Plan is not on the agenda for tomorrow's regular meeting of the Board, however the Plan could be addressed under the guest portion of the regular meeting. Mr. Santay noted that he would add the Esh Greenhouse and Barn Land Development Plan to the regular meeting agenda of the Board of Supervisors, July 2, 2026.

ADJOURN

- Meeting was adjourned by the Chair at 7:19 PM.