

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP
February 28, 2007**

CALL TO ORDER

The meeting was called to order at 11:00 a.m.

ROLL CALL

Present were Supervisors Larry Lambert, Donald Lerew, Naomi Decker and John Shambaugh. Also present were Dominic Picarelli from KPI Technology, Solicitor Stacey MacNeal, Secretary Nancy Zentmeyer, Planning Commission member Rob Edwards. Visitors are on the attached sign-in sheet.

ORDER OF BUSINESS

Mr. Picarelli stated that they would be reviewing the comments made by York County Planning Commission on the zoning ordinance amendments as follows:

1. Section 111 – Definitions for Trailer Camp and Trailer Court. It was noted that a Trailer Camp is a rest stop and a Trailer Court is for an overnight stay or spending a couple days. YCPC did not like the definition and suggested that it be changed to “Recreational Vehicle Park”. Supervisor Decker noted concerns on a Trailer Court. Solicitor MacNeal indicated that this is a simple change and as long as you do not change the definition the process would not have to start over. Chairman Lambert noted that the Supervisors change the term to Recreational Vehicle Park.
2. For comments #2, #3, and #10 which has to do with Nonconforming Lots, YCPC recommends that “Doctrine of Merger” be defined. Solicitor MacNeal stated that this is a legal term and does not need to be defined. Chairman Lambert suggested to leave the Doctrine of Merger as noted.
3. Section 201.I – Mixed Use for driveways, stormwater management plan and parking lots. The joint use of these is encouraged. YCPC suggested the term “may require” and not to make it a requirement. Supervisor Shambaugh noted that it should be an option.
4. Section 203.G.1.A.4 – Residential Zone the unit layout and lot dimension requirements. YCPC stated if “unit diversity” refers to the façade and architectural style it would be considered an aesthetic concern rather than a health, safety and welfare issue and is inappropriate. Chairman Lambert noted that this should be left as is. Supervisor Decker stated that this would be making cookie cutter developments and the Township should not dictate what type of homes should be constructed. It was noted to change from “unit style” to “unit layout”.
5. Section 301.F3 and 4 – Garage/Yard Sales. YCPC recommends the Township reconsider deleting subsection 3 prohibiting the sale of stocked merchandise. The deletion of subsection 4 is acceptable as signs are covered in Section 313. There was discussion on what a tag sale is regarded as. It was noted that tag sales are acceptable which are held indoors. The definition of garage/yard sales is the selling of personal possessions. This is to be left as is.

6. Section 424.B – Flag Lots. The pole width of 25 feet is acceptable; however Township Officials should consider the pole width of 50 feet. Mr. Picarelli noted that this is to correct a typo from the original ordinance. There are already many flag lots established in the Township. With the 50 foot width this would provide the required right-of-way for a new street if necessary for future development. This was also discussed at the Planning Commission meeting. Chairman Lambert noted that the Supervisors keep the amendment as is which is a minimum of 25’.

7. Section 444 – Private Clubs. The proposed amendment corrects an error in the text, noting both in wording and numbers to indicate 7,000 s.f. YCPC does not think that there should be a number placed on the size. There was discussion on commercial recreation facility such as the indoor tennis facility that was put before the Supervisors at their last meeting. With a recreation facility it was noted that at least 2-acres are needed and there is no floor area. If this number is changed the Township would have to start the process over again. It was noted that the floor area is limited to the 7,000 s.f. which does not include a kitchen area, restrooms, etc. Supervisor Shambaugh suggested that this be left as is and then to put it on the list for the next amendments and addressed at that time.

8. Section 500.D – Nonconforming Structures. YCPC does not recommend the deletion of the subsection. This has been addressed with 2 lots side by side that they would have to merge. It was not the intent of the Supervisors with the original ordinance to have property owners merge 2 lots or more. It was noted that YCPC may have misunderstood the section to be eliminated. Mr. Picarelli noted that 500.D.3 should be deleted only and that subsections #1 and #2 should remain. Section 500.D.3 will be eliminated and the Supervisors do not have an issue with the other 2 subsections. Solicitor MacNeal indicated that YCPC will be receiving a copy of the adopted ordinance and will see what subsection has been omitted. It was also noted that correspondence should be sent to YCPC noting what has been amended.

9. Section 602 – Zoning Hearing Board. The Board will consist of 3 members instead of 5 and the term from 5 years to 3 years.

Conditional Uses

Supervisor Decker stated that this issue needs to be addressed. It was noted at the last Supervisors meeting it was suggested that a land development plan should be submitted to the Township along with the conditional use application so the Supervisors can see that the applicant has complied with the ordinances. It was noted that there needs to be some protection for our residents to meet the conditional use. Solicitor MacNeal recommended that each conditional use could be dealt with on an individual basis and that a plan would not be required with every conditional use.

Supervisor Brown arrived at 11:55 a.m.

Solicitor MacNeal noted that certain uses may warrant a land development plan and that it should be on a use by use based on criteria. Chairman Lambert stated that a land development plan is an expense. There was also discussion on what if the requirement for a sketch plan is submitted to the Planning Commission to determine if a land development plan is required. A sketch plan is submitted as preliminary before the clock starts running on the submittal of the application. It was suggested that Solicitor MacNeal work on some wording when amending the ordinance next time.

OTHER BUSINESS

215 Stone Head Road

Ms. Wyman of 215 Stone Head Road presented a punch list of items that are wrong with her home, noting the serious water problem and drainage. Ms. Wyman presented pictures of her property and is requesting help from the Township to help correct these issues. There is currently no grading or swales on her property to help with her water problems. She noted that she would like to have the engineer and the building inspector to do re-inspections. It was noted that with some of the heavy rains her sump pump is running continuously. There is an issue with fencing/railing which is not up to code.

Supervisor Shambaugh noted that the owner should start proceedings against the contractor, Madison Homes, and that the Township's engineer, Tim Knoebel should go out and do a site inspection of this property and there was also no problem with Mr. Shelly, the Township's building inspector, to do a re-inspection. Chairman Lambert stated that the Township's Roadmaster did an inspection but with the snow on the ground it was hard to determine the grading. It was noted that the Roadmaster and Engineer will go out to inspect after the snow is gone. Mr. Picarelli indicated that Mr. Knoebel did talk to Ms. Wyman and needs Township permission to go to her property to do a site inspection. Chairman Lambert stated that Mr. Knoebel should wait a week and then do a site inspection. Mr. Shelly can go at any time to re-inspect. Ms. Wyman stated that she only has until April 5th to get these issues taken care of as that is when the warranty on her home runs out. It was again suggested to Ms. Wyman to go after the contractor to get these items resolved by hiring an attorney

The meeting recessed at 12:23 p.m.

The meeting reconvened at 12:47 p.m.

Priorities for 2007

Chairman Lambert noted that he had listed priorities for 2007 as follows:

1. Align SALDO with the Zoning Ordinance – it was agreed that this needs to be done
2. Route 15 Highway Study – this should stay but it was noted that it is important if the study actually does something. Supervisor Decker suggested that it be taken off but noted that Route 15 is important but questioned whether or not this is being used as a smoke screen for the official map.
3. Building Expansion – this should be pursued and discussed more.
4. Township Manager – it was noted that there are things falling through the cracks and a good manager would pay for him or her self. Supervisor Decker noted that this should be off the list and Vice Chairman Lerew questioned whether or not the Township needed one. Supervisors Lambert, Shambaugh and Brown indicated that it should stay on the list. Chairman Lambert thought the salary for a manager would be \$40,000.00 to \$50,000.00 per year.
5. Ponderosa Ball fields – it was noted that the ball fields should get built this year. Supervisor Shambaugh questioned how the Township is doing with the grant. Supervisor Decker stated that she did request the monies from DCNR and it was noted that the Township get a letter from DCNR.
6. Industrial Park – Chairman Lambert suggested that the Township consider an Industrial Park with looking at commercial development by the purchase of 30+ acres near our Industrial or Mixed Use areas with the end result of helping with the tax base. Supervisor Decker questioned whether or not this is legal. Supervisor Shambaugh suggested calling it an Industrial Park Study and establish an authority and what the

jurisdiction is. The Governor's Center should be contacted. Chairman Lambert noted he will pursue this and get information from PSATS. Supervisor Brown said most of the land that would become available would not be in our small Industrial zone or Mixed Use zone. Chairman Lambert said they would have to fix that.

Chairman Lambert asked if any of the other Supervisors had any suggestions.

Supervisor Shambaugh suggested a recycling grant to help with improvements to the recycling shed and the possibility of purchasing a leaf collector or truck.

Supervisor Decker suggested getting together a list of new amendments to the Zoning Ordinance. Chairman Lambert said it wasn't necessary to add these amendments to the list as it was going to happen anyway.

Vice Chairman Lerew expressed concern with the burning in Sherwood Forest every year and questioned whether or not there could be leaf collection. There was discussion on sharing equipment with another township or going together with other municipalities on a grant, which may include Franklinton Borough and Dillsburg Borough, in being a joint venture. It was suggested to explore the possibility of equipment sharing with leaf pick-up. Supervisor Brown suggested using a grant to purchase a piece of land between Carroll and Franklin Townships and to get a grant to pay for a truck.

Supervisor Brown suggested amending the joint Comprehensive Plan to modify it to meet the Zoning since the zoning areas do not match up with what is in the Comprehensive Plan. Supervisor Shambaugh suggested that the Solicitor be asked what the procedure is. Supervisor Brown also noted that the Ad-Hoc Committee could work on this. Chairman Lambert said he would call Carroll Township about the issue unless Supervisor Brown wanted to call to see what facts Carroll Township had. Chairman Lambert will make the call.

Chairman Lambert noted that the Official Map was discussed to identify the intersections on Route 15. Supervisor Decker stated that this is just a back door approach. Vice Chairman Lerew noted that areas could be established for trails. Supervisor Brown noted that right now the use of the Official Map is for the Route 15 Study and what is put on the map would be decided by the Board. Supervisor Decker indicated that in Mr. Kober's letter he notes what can be placed on the official map. Supervisor Shambaugh noted that anything can be placed on the map but there are time limits and the understanding is that what you place on the map is done by Ordinance. Chairman Lambert questioned Supervisor Decker why she was of the option that everything was subterfuge. Her response was the action taken on June 15, 2006 to adopt the Regional Park & Recreation Plan after the June 13, 2006 meeting at Franklinton.

There was discussion on the Regional Park & Recreation Plan that was adopted earlier and regarding the false petition, mailings and letters.

Vice Chairman Lerew questioned rental properties and it was noted that the Township did pass an ordinance requiring landlords to submit information to the Township. There was discussion on how the Township can get information on new residents and Supervisor Shambaugh suggested for delinquent tax collection the Township use a private firm or agency. It was noted that a follow-up with J.P. Harris be done to see how they contact and get information on delinquent taxes.

Adjournment

The meeting was adjourned at 1:35 p.m.

Respectfully submitted,

Nancy E. Zentmeyer
Township Secretary