

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP MEETING
December 5, 2013**

CALL TO ORDER

Present were Supervisors Donald Lerew, John Shambaugh, Ed Campbell, Naomi Decker, and John Holder, Also present were Solicitor Stacey MacNeal and Secretary Nancy Zentmeyer. The meeting was called to order at 7:00 p.m. at the Township Municipal Building, 150 Century Lane, Dillsburg, York County, PA. Guests and visitors are on the attached sign-in sheet.

Chairman Lerew announced that the Supervisors will be going into an executive session at 8:30 p.m.

NUISANCE ORDINANCE

Supervisor Campbell requested that this ordinance be discussed as it is lacking. It was suggested that there be no other nuisance ordinance put in its place and that Ordinance #3-2007 be rescinded. Having this ordinance is more trouble than it is worth. Solicitor MacNeal noted that she would have to draft an ordinance repealing Ordinance #3-2007 and it would be a one page ordinance.

Motion: Supervisor Campbell made a motion to authorize Solicitor MacNeal to draft an ordinance rescinding Ordinance #3-2007 and to advertise for action to be taken at the January meeting. **Seconded** by Vice Chairman Shambaugh. The motion carried.

POLICE CONTRACT 2014-2018

Supervisor Campbell noted that the new police contract for 2014-2018 has already been enacted. The police department needs to hire more officers. It was also noted that this was the best negotiations the township could get. With the salaries there is a slowing rate of growth from 5 years to 9 years. The police officers will be going from an 8 hour work day shift to a 12 hour work day shift. There was a brief discussion on the pension benefits. Vice Chairman Shambaugh noted that the agreement should have come to the township first for review. Solicitor MacNeal's recommendation is to take action to ratify the action by the township representative in favor of the contract.

Motion: Vice Chairman Shambaugh made a motion to ratify the action of Supervisor Campbell as representative on the police association. **Seconded** by Chairman Lerew. The motion carried.

ZONING AMENDMENTS/ORDINANCE

Solicitor MacNeal noted that she had drafted an ordinance, dated November 7, 2013 for review. What are not addressed in this draft are animal husbandry, kennels, livestock limits in the residential district, signs, definitions of lots, yards and consistency, driveways, alternate design options, alternate energy facilities, cluster developments, temporary structures, buffering and screening, performance standards, cell tower, and conditional uses vs. special exceptions. The draft ordinance was reviewed as follows.

1. Cottage Industry – this is being changed from rural occupation.
2. Home Occupation – it was questioned by Supervisor Decker what would be “similar occupations”. The criteria also needs to be looked at.
3. Manufactured Home – this is up to date terminology and is used by HUD. The size is to be increased from 320 s.f. to 720 s.f.
4. Manufactured Home Lot – just a change in the terminology.
5. Manufactured Home Community – just a change in the terminology.
6. No-Impact Home-Based Business – this came directly out of the MPC.
7. Open Space, Common or Public – it was noted that this does not include wetlands, floodplains or stormwater management facilities except by authorization of the BOS.
8. Plateau – this is a new definition and this does go with the steep slope district.
9. Accessory Structures – it should be noted “accessory use or structures” and the square footage should remain the same in the residential district of 600 s.f and increase it from 1,000 s.f. to 2,000 s.f. in the other zoning districts. An accessory use should be determined by the Zoning Officer.
10. Agricultural Structures – it was decided to keep as is. Since this notes this can be any size and is shown on an approved conservation plan a stormwater management plan would be needed.
11. Delineation of District – Area A and B in the steep slope conservation district was discussed
12. Agricultural Structures – the definition was discussed and it was suggested to table until the next amendments, but it was decided to leave it in.
13. Map Change – it was noted that the map would need to be updated with regard to the steep slope Area A along South Mountain Road. In paragraph C.1 of the steep slope conservation Area A it was noted that there needs to be a change in the wording “with the exception of utilities”. Area B does not include manmade slopes.
14. Fences – there was discussion on the height in the Residential and Open Space districts of 10’ and should it be changed to 6’. This is to remain at 10’.

SET TIME FOR REORGANIZATION MEETING

The reorganization meeting is scheduled for January 6, 2014 beginning at 7:00 p.m.

EXECUTIVE SESSION

The Board of Supervisors went into an executive session to discuss pending litigation at 8:45 p.m. The Board of Supervisors reconvened the meeting at 9:07 p.m.

Motion: Vice Chairman Shambaugh made a motion to direct Solicitor MacNeal to file a Notice of Intervention on behalf of the Township regarding the Leitzel appeal.
Seconded by Supervisor Holder. The motion carried.

ADJOURNMENT

Motion: Supervisor Campbell made a motion to adjourn the meeting at 9:08 p.m.
Seconded by Supervisor Holder. The motion carried.

Respectfully submitted,

Nancy Zentmeyer
Township Secretary