

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP MEETING
July 18, 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.

BID OPENING – PAVING PROJECTS

The bids for the 19mm Superpave of Chestnut Hill Road, County Line Road, and Scotch Pine Road are as follows:

<u>Bidder</u>	<u>Total Price</u>
Stewart & Tate	\$67,098.95
Pennsy Supply	\$63,366.25

Motion: Vice Chairman Shambaugh made a motion to award the bid to Pennsy Supply with the approval of the bid documents by Solicitor MacNeal. **Seconded** by Chairman Lerew. The motion carried.

BCO RESUMES/LETTERS OF INTEREST

Chairman Lerew noted that the township did receive resumes from 4 interested parties. Mr. Phillip Brath from Arro Consulting, Inc. was present and discussed the proposal he submitted for the position of BCO. It was decided to set-up a date for interviews, to be held 15 minutes apart. It was noted that this is for the building code official position only and not Bob Shelly's position. July 30, 2013 was scheduled to do the interviews with Arro picking the time slot of 7:00 p.m.

YCPC REGIONAL CHESAPEAKE BAY POLLUTION REDUCTION PLAN

This was discussed at the Supervisors' regular meeting of July 10. Supervisor Decker noted that there is federal money being given out and is involved along with the EPA. There are a lot of responsibilities with getting into something like this with the township not knowing what is involved. This plan would involve private property. Act 68 of 2013 was passed which allows a municipality to create a stormwater authority. The township may or may not get the waiver that was applied for a couple of months ago. There was no action taken on this matter.

ZONING AMENDMENTS

A letter was received from Bob Yerger regarding the subject of cottage industries and the restrictions/definitions. The criteria for cottage industries in the Open Space district and the criteria for home occupations in the Residential district were discussed. Solicitor MacNeal noted she will get ordinances from other municipalities for the language. There will be a joint meeting with the Planning Commission after these issues are addressed. There are more changes that need to be discussed before a meeting is scheduled.

Steep slopes – KPI has reviewed the changes. This is for the steep slope A which is South Mountain and steep slope B which is the other areas of the township.

Nonconformities, Article 5

1. Nonconforming Structures

Section 500.C, Demolition was discussed regarding reconstruction with restrictions. Adding the sight distance and the health, safety and welfare needs to be considered.

Section 500.D.2, Extension or Alteration – how far can it be extended by special exception or conditional use. There is language from other municipality's ordinances that may work better. It was discussed that there should be some nonconformity allowed but only by special exception. The reduction of nonconformity was discussed.

Section 500.B, Restoration was discussed. Add language to rebuild unless it creates a health, safety and welfare issue.

2. Nonconforming Lots

Section 501.A, Continuation – there was discussion on a lot being too small or no road frontage. Do not force a resident to combine the lots. Keep this section.

3. Nonconforming Uses

Section 502.B, Extension – it was noted it should be “expansion” instead of “extension”. B.4&5 – the 50% issue was discussed and it was decided to keep it all 50%. A definition for expansion and extension should be added.

Section 502.C.2, Change of Use – this should be clarified as a Special Exception. C.2.a the word “reasonably” was looked at. It was suggested to check other ordinances.

Section 502.D, Abandonment, Discontinuance – with the word abandoned would need an affirmative act. Add the word “vacant” for a period of 1 to 2 years. It was suggested 2 years and for Solicitor MacNeal to get other language.

4. Certificate of Nonconformance

Section 503.B – regarding the statement of the zoning officer assisting, the section of the sentence stating “the Zoning Officer shall assist the property owner” should be omitted. It also does not indicate what is needed for the certificate. It was noted that a form is needed for this. Mr. Picarelli has already created a form but an instruction sheet is needed to be attached with the application to explain what is needed.

Administration & Enforcement, Article 6

1. Powers and Duties of the Zoning Officer

Section 600.C, Land Use Permits – this should read zoning permits.

Section 600.C.1 – this should be deleted.

Section 600.C.2.c – need to get feedback from Mr. Picarelli, Zoning Officer. What is the difference between a zoning review and permit? The issuance of permits should be all the time. The fee scheduled was discussed.

Residential Zone, Article 2

Section 203.G.2.b,3.b&4.b, Unit Layout and Lot Dimension Requirements – the minimum front yard setback of 10' needs to be changed to 25'.

Specific Criteria, Article 4

1. Mobile Home Parks

Section 438 was reviewed in its entirety with the following comments:

438.F & G – omit the word “paved”.

438.F – the concrete reference should be to township specifications for sidewalks.

438.H – issue with the 18' wide streets, but noted that in the SALDO it is different with the width being 32'. It was noted that these streets will be private in a mobile home park.

438.A & K – will stay at 40%.

438.S – this needs to be updated from the 2003 IRC.

The Open Space requirements were discussed with what is allowed and what is not. Cluster developments are permitted in an Open Space. Wetlands cannot be counted with Open Space. Define Open Space requirements is needed. A walking path should be designed for construction. Specify active recreation areas with some offset of the recreation fees and whether or not it becomes public or private. If active recreation is developed a reduction in fees should be consider. Buffer areas that are part of the Open Space should be defined. There should not be RV's allowed as there are RV Camps as a secondary residence but not permanent camps. On-site management should be added.

Signs

It was noted that the section dealing with signs needs to be overhauled.

EXECUTIVE SESSION

The Board of Supervisors went into an executive session at 8:55 p.m. The Supervisors came out of executive session at 9:05 p.m. with the following motion.

Motion: Supervisor Campbell made a motion to send Kim Shoffner to PSATS for the BCO Class and to pay for her time and the course. **Seconded** by Chairman Lerew. The motion carried.

ADJOURNMENT

Motion: Supervisor Campbell made a motion to adjourn the meeting at 9:06 p.m.
Seconded by Supervisor Holder. The motion carried.

Respectfully submitted,

Nancy Zentmeyer
Township Secretary