

**FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS  
WORKSHOP MEETING  
August 27, 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.

**EQUIPMENT PURCHASE, 2013 WHEEL LOADER**

This was discussed at the Supervisors regular meeting and it was suggested that the roadmaster go back to Cleveland Brothers to see if the cost of the 2013 wheel loader could be reduced by \$3,000.00. There were 2 representatives from Cleveland Brothers to answer questions the Supervisors had. It was noted that Caterpillar comes up with program money to apply for help, but since it is into the third quarter they cannot come down the \$3,000.00. The trade-in would not be resold, it would go to a wholesales. The actual selling price is \$119,600.00. There was discussion on last year's model, but in order to get the discount it needs to be a current production model. Machines with hours on it cannot go through the state contract. The township needs to be the first renter. It was noted that they can put off the first payment for a year. Another CAT dealer could be contacted. A transportation charge could be \$2,450.00.

The engine is a tier 4 interim. It was noted that this price is good until a price increase of a 3.2% interest rate is issued. There was discussion on the township putting the old loader out for bid. It would be 3 to 3 ½ months to receive delivery for a factory order. If delivery is after a price increase the purchaser would have to pay the increase.

Ron Miller asked how many other quotes the township received. There were a total of 4 including the CAT quote. Mr. Miller indicated that he did some homework and has a quote on a 524K wheel loader from John Deere with a cost of \$106,900.00 and that is for a new 2013. Mr. Miller questioned why the other quotes were not presented at the last meeting.

Supervisor Campbell noted that the roadmaster needs to get more details and information regarding the trade-in price.

**QUALITY GREENHOUSES, BUILDING PERMIT COST DISCREPANCY**

A letter was received from Mr. Gary Lebo regarding a cost discrepancy between the current building permit and the cost of previous permits issued. There needs to be put

into place a threshold to be manually reviewed and addressed with these types of buildings by the Building Code Official. Mr. Bob Shelly, as directed by the Supervisors at their regular meeting, reviewed this permit to see if he could come up with a reasonable cost. Mr. Shelly, based on past permit costs of \$50.00 plus \$20.00 per 1,000 s.f. formula was used and then applied to the 63,360 s.f. building came up with a cost of \$1,317.00.

**Motion:** Supervisor Campbell made a motion to adjust the Quality Greenhouses permit to \$1,317.00 as proposed by Mr. Shelly. **Seconded** by Vice Chairman Shambaugh. The motion carried.

### **POLICY TO GOVERN PUBLIC COMMENT AT MEETINGS**

Solicitor MacNeal discussed the general policy which is the rules that are already followed but this will put it into writing. Once a motion is on the table, the Supervisors have to take comments regarding that action. Section 5 of the proposed Resolution was read to the members of the audience as there were some concerns about the language.

### **ZONING AMENDMENTS**

#### **1. Nonconformities**

Solicitor MacNeal gave the Supervisors samples of ordinances from other municipalities. In Franklin Township's zoning ordinance under Section 502.C.2.b Change of Use it was noted that this would be a Special Exception that would go through the Zoning Hearing Board but it was discussed what is needed to show to get that change. The ordinance from Chanceford Township regarding Change of Use was reviewed along with Fairview Township's that notes the Change of Use to a more restrictive classification. Manchester Township's is done by districts, Peach Bottom's is very limited, and Shrewsbury Township's talks about the external impacts. In Dover Township's ordinance under Abandonment notes within 1 year action is needed to reinstate the use whereas the township has indicated 2 years as opposed to only 1 year.

#### **2. Mobile Home Parks**

This is under Section 438 of the zoning ordinance. The Supervisors need to talk about common open space and operational issues with on-site management. It was suggested that the Board may want management for enforcement and inspections. An ordinance for the Code Enforcement Officer was discussed. It was noted in 1968 there was a trailer park ordinance but it was repealed in the mid 1990's. This needs to be addressed with the conditional use standards. There was discussion on having a stand-alone ordinance vs. part of the zoning ordinance. With a stand alone ordinance this would apply to all mobile home parks in the township, it would be a summary criminal offense and a higher burden of proof is needed. There would also be an appeal process. In the zoning ordinance there would be grandfathering with specific appeal procedures as noted in the MPC.

### **3. Administration and Enforcement**

Section 602.B.1 – Zoning Hearing Board Hearings. It was suggested regarding notification that additional notices to adjoining property owners within so many feet of the applicant’s property should be considered. The applicant would need to provide this information on the application. This is not a requirement in the MPC. The Township would take control in sending the notices out. This can be done by regular mail instead of certified mail. This should also include the property owners across the street from the applicant.

### **4. Signs**

It was noted that the section on signs needs to be overhauled. There was discussion on doing this as a separate article of the ordinance. Solicitor MacNeal will get sample sign ordinances from other municipalities for the Supervisors to look at.

### **5. Other**

Other items that need looked at and addressed are cluster developments, farm – agricultural definitions, pets vs. livestock, and temporary structures.

### **CODE ENFORCEMENT OFFICER**

It was suggested to sit down with the code enforcement officer to discuss what the responsibility of the position is. It was suggested to do this before a meeting at 6:30 or 6:45 p.m.

### **PENNDOT**

Vice Chairman Shambaugh noted that he had received information on the jug-handles. The township also received an email on this and the Supervisors will be copied on it.

### **PONDEROSA PARK**

The well at the park received a notice of violations. It is believed there may be an error in the sampling. The roadmaster is acting on the notice of violation by posting the park.

### **ADJOURNMENT**

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

Respectfully submitted,

Nancy Zentmeyer  
Township Secretary

