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FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS  
WORKSHOP MEETING  
February 19, 2015

CALL TO ORDER

Present were Supervisors Donald Lerew, John Shambaugh David Sprigg, and Naomi Decker. Also present were Secretary Nancy Zentmeyer and Solicitor Bret Shaffer. The meeting was called to order at 7:00 p.m. at the Township Municipal Building, 150 Century Lane, Dillsburg, York County, PA.

REVIEW OF SEWAGE FACILITIES PLANNING MODULE – LEXINGTON FIELDS

A sewage facilities planning module for Lexington Fields was recently received by the township. It was suggested that Solicitor Shaffer review the document and to have this also go to the Planning Commission. The township is currently being sued by Lexington Fields as there are active appeals on both the townhouses and the mobile home park. The appeals are being filed every 2 years to keep them active in the courts but nothing has been done. A lot of the litigations were put on hold because of the housing market. It was noted that Solicitor Shaffer was directed to research the status of this issue and report back to the Supervisors. Supervisor Shambaugh suggested sending it back. There is a letter from York Water Co. indicating that they are to supply the water with the intent to serve. The module is proposing a pump station and a wastewater treatment plant. There was a brief discussion on the advertisement that was placed in the Banner. Supervisor Decker stated that she had talked with the township engineer today regarding concerns she has with the module. This needs to go to the Planning Commission and have them send it back. There is a 30-day comment period. It was noted that the package is not complete. It was also questioned how it interacts with the court cases.

REVIEW OF STEEP SLOPE OVERLAY – ZONING ORDINANCE

Section 205 of the Franklin Township Zoning Ordinance deals with the steep slope conservation overlay district. Solicitor Shaffer provided some steep slope provisions from other municipalities. It was noted that some townships have conditional uses for everything in a steep slope area. It is not uncommon to see more stringent restrictions in a steep slope overlay of 1 hearing. Some of the issues discussed were the type of soils, a solid foundation for a structure, roads going to a structure, erosion, the percentage of disturbed area etc. It was noted that soil tests were done for with one the hearing. Preserving property rights was also discussed.

Supervisor Shambaugh made the suggestion with the steep slope conservation overlay zone with amending the ordinance to have a Zone A and a Zone B. Zone A would be South Mountain and Zone B would be all other areas of the township with a slope greater



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...ge for a conditional use in Zone B. Chainsaw Road owners who want to do construction but cannot since they are in the steep slope overlay even though there are pocket areas in the steep slope overlay that are not 15% or greater. A property owner can always appeal the zoning officer's decision if a permit is denied. It was suggested to spell out what is needed to be done and then the property owner present evidence that the area of construction is less than 15%. In Zone B there should be guidelines for what is needed for a conditional use.

It was noted that in other townships in York County they use a steep slope of 25%. It was noted that if changing the slope in Zone B is considered that South Mountain is to remain at 15%. It was noted that sand mounds are allowed at 15% and septic systems are allowed at 25%. Supervisor Sprigg stated that with every storm there is a large amount of run-off, sedimentation and that if there would be is an increase in Zone B to greater than 15% it would create more run-offs; therefore Supervisor Sprigg indicated that he is not in favor of a greater than 15% slope. It was suggested to have conditions/guidelines for erosion with what the township engineer would recommend. The expansion of a non-conforming use was also briefly discussed. It was again noted that a property owner can always appeal the zoning officer's decision but would have to prove that the area is fewer than 15%. The Solicitor is to review this and draw up some language for the steep slope overlay.

### OTHER BUSINESS

#### 1. Waste Management

There was discussion on the service agreement and the seasonal rate. It was suggested to change the weeks of pick-up at the township building to bi-weekly during the winter months and then change to every week in the spring/summer/fall months. Waste Management will be contacted.

#### 2. Deputy Tax Collector

It was noted that the deputy tax collector has been changed from Erin Rupp to Debbi Beitzel, who is the tax collector for Dillsburg Borough.

Motion: Supervisor Shambaugh made a motion to approve Debbie Beitzel's appointment as deputy tax collector. Seconded by Chairman Lerew. The motion carried.

#### 3. Granny Flats

Supervisor Shambaugh stated that he made a copy from another municipality's zoning ordinance that deals with Echo Housing which is similar to Granny Flats for the Supervisors to review.



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le a motion to adjourn the meeting at 8:35 p.m.  
Seconded Supervisor Shambaugh. The motion carried.

Respectfully submitted,

Nancy Zentmeyer  
Township Secretary