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FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP MEETING
March 18, 2015

CALL TO ORDER

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

TREASURER PAM WILLIAMS – PROBATIONARY PERIOD

It was noted that Mrs. Williams probationary period was over as of February 15, 2015.

Motion: Vice Chairman Holder made a motion to appoint Pam Williams as a permanent part-time employee with Franklin Township. Seconded by Supervisor Shambaugh. The motion carried.

Mrs. Williams had submitted a memorandum which was discussed at this time with motions.

1. Township Auditors

It was noted that the township auditors have completed the annual audit report and the annual DCED report and that they are available to meet with the Supervisors and Mrs. Williams to review the audit or attend the next Supervisors meeting and do a 15 to 20 minute formal presentation. After a brief discussion it was decided that Mrs. Williams should schedule a meeting and notify the Supervisors if they want to attend.

2. Credit Card

Regarding the credit card for Laurin Fleming, Mrs. Williams contacted the branch manager at Members 1st and was informed that the township's limit is \$5,000.00 and that is currently the amount that is distributed by the credit cards already issued. To get Mr. Fleming a credit card the township would have to either take from someone else's limit or have the limit raised. It was recommended that the limit be raised to either \$10,000.00 or \$15,000.00. With raising the limit it does not all have to be distributed to the cards. The excess limit can be reserved for special needs or emergencies.

Motion: Supervisor Shambaugh made a motion to raise the credit card limit to \$10,000.00. Seconded by Chairman Lerew. The motion carried.



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no stipulations but it should be for emergency food
0 has to have Supervisors approval unless otherwise
authorized.

3. Escrow MM Account

The Branch Manager at Members 1st has informed the Treasurer that the Escrow MM account is currently coded in their system as being a non-interest bearing account and for it to be a non-interest bearing account the township has to have a signed Non-Dividend Bearing Account Truth-in-Savings Disclosure paper signed on file, which Members 1st does not have. Solicitor Shaffer is to check into this.

4. Training Classes

Mrs. Williams inquired about attending training classes. There are 3 that she is interested in with one being an on-line training, one is a video via computer and the other is an on-site class being held at State College.

Motion: Supervisor Shambaugh made a motion to authorize the Treasurer to take the training sessions. Seconded by Vice Chairman Holder. Supervisor Sprigg asked if there is anything that PSATS would offer that would be part of these trainings. It was suggested to contact PSATS to see if there is one closer than State College. The motion carried.

REVIEW OF STEEP SLOPE OVERLAY – ZONING ORDINANCE

Solicitor Shaffer noted that there are 2 drafts that were given to the Supervisors and that there has been discussion between himself and Engineer Heerbrandt. There was discussion on limiting the area of disturbance. It was questioned that if the area of the mountain was zoned steep slope would that be considered spot zoning, but it was noted that this is usually when it is zoned for one lot. The mountain could be defined by the topography but it could be difficult to show that an improvement of a property does not provide additional stormwater. A steep slope conservation zone is a one which would be based on a lot instead of the entire area. It was suggested to add additional requirements for stormwater management. The slope of the land was discussed. All steep slopes would be for environmental issues.

Mr. Bowers, member of the Planning Commission, questioned why is this being reviewed and Solicitor Shaffer noted because of the language in the ordinance is not clear. It was then suggested to just fix the language and keep the steep slope at 15%. Supervisor Shambaugh again noted to have 2 steep slope zones. With the existing situation the township could give consideration to a property owner. Mr. Cummings, township resident, asked if the government looks at the individual or collectively with regards to individual rights as a homeowner, to consider the individual under Section 205.C.

nal intent is that developing land does not affect the erosion. A non-conforming use applies to existing properties and is prohibited only in Section 205.C. A septic tank is permitted in a 25% slope and is so noted by State law.

Ms. Myers, zoning officer, has noted that there have been other residents along Chainsaw and Tuckahoe Roads inquiring about the construction of sheds/garages in the steep slope area and they were informed that their application would be denied.

Mr. Peter Cirafici, 105 Chainsaw Road, discussed his issue of wanting to construct a garage at the bottom of his driveway and noted that this garage would be for the protection of his assets. Certain areas of disturbance regarding existing residences were again discussed with determining how much land is disturbed. The wording in Section 205.A was discussed and it was noted that if the wording is changed then the map would also need to be changed. It was suggested to omit in Section 205.A “all land within the Township which contains” and reword it as “any area of fifteen percent (15%) or greater slope.” A survey overlay would need to be done to show the steep slope areas. If the overlay is taken off all together would that mean everyone would need to do a survey.

Attorney Brian Linensbach noted that there is a need for some controls. A GPS tool could be used to show whether a field survey would be needed or not.

There was discussion on building sites approved prior to zoning of over 15% cannot presently be built on. It was noted that the mountain has special issues with the type of soil and the township needs to protect all areas of 15% or greater. The steep slope overlay does not address density. Mr. Bowers suggested adjusting the language on how we have been determining it. Mr. Cummings stated that Section 205.C should also be changed. There was discussion again on changing the language in Section 205.A and to take the overlay off on the map but it was noted that leaving the overlay as a guide. The second sentence in 205.A will be moved to Section 205.C with the wording being “this also includes any plateaus that are entirely surrounded by the steep slopes.” Solicitor Shaffer will draft the ordinance with changing the wording for the Supervisors to review.

LETTER FROM DAA

A letter has been received from DAA with comments on the Lexington Fields planning module. This will be tabled for one month as it is going to the Planning Commission first.

OTHER BUSINESS

1. Website

It was noted that the current budget and the monthly treasurer’s report will be placed on the website.



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2. Dirt & Gravel Road

The roadmaster had talked with Supervisor Shambaugh regarding Willow Glen Road and information was received on the dirt and gravel road program. There was discussion on whether the road needs to be maintaining in dirt condition and what about paving the road at a later date.

EXECUTIVE SESSION

The Supervisor went into executive session at 9:20 p.m. with action to be taken.

The Supervisors came out of the executive session at 9:40 p.m. with the following action taken.

Motion: Supervisor Shambaugh made a motion to hire Ms. Stacey MacNeal as legal counsel at a rate of \$200.00 per hour to assist Solicitor Shaffer in any legal matters concerning the Stoneford Group, Lexington Fields, Bennington Group, Sturbridge Place and Williams Townhouses. Seconded by Vice Chairman Holder. The motion carried with Supervisor Decker opposing because of prior experience.

ADJOURNMENT

Motion: Supervisor Shambugh made a motion to adjourn the meeting at 9:42 p.m. Seconded Supervisor Sprigg. The motion carried.

Respectfully submitted,

Nancy Zentmeyer
Township Secretary