

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP MEETING
July 27, 2016**

CALL TO ORDER

Present were Supervisors John Holder, Kevin Cummings, Michael Ryan and Naomi Decker. Also present were Solicitor Bret Shaffer, Secretary Nancy Zentmeyer, 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.

BURN BAN

Correspondence was received from the fire chiefs requesting that a burn ban be put into effect because of the dry conditions and the fact that there hasn't been any rain.

Motion: Vice Chairman Cummings made a motion to put a burn ban into effect until further notice. **Seconded** by Chairman Holder. The motion carried.

DISCUSSION ON ZONING ORDINANCE AND SALDO

A comment was made that the meeting was advertised only as a workshop meeting and did not mention the SALDO and zoning ordinance. This will be done in the future.

Vice Chairman Cummings noted he would like to see discussion tonight on the minor subdivision i.e. Heck plan.

Supervisor Ryan noted in 2006 when the zoning was enacted there have been problems with it. Residents have had to pay \$500.00 for a zoning hearing. The Zoning Hearing Board should make requests to the Supervisors to look into issues they have questions on. Overall the zoning is to help the community in growth and it is not being done. It was asked how this ordinance got implemented when it was poorly done and is the township going to implement the rules or change them. This is creating a hardship on the residents.

Supervisor Decker stated that zoning has cost the township hundreds of thousands of dollars.

Chairman Holder stated that zoning is to structure the growth of the township and also noted that there needs to be some kind of control.

There is a need to expand the tax base by perhaps having an industrial park. Supervisor Decker noted that she opposes extending the sewer.

Under the zoning ordinance granny flats and cottage industry needs to be addressed. Under the SALDO the minor subdivision plans need to be addressed. These are the 3 items that should be addressed first.

Supervisor Ryan suggested that the zoning officer should go to the ZHB instead of the Solicitor for any infractions. The Supervisors do need to be aware of any infractions and any enforcement notices that are sent out and the notices are to be made available to the Supervisors. The zoning officer is to make the call if it is a violation of the ordinance. If there are general policy concerns the zoning officer should bring that up during the meeting. There was discussion on how much information is being presented to the Supervisors during the zoning officer's report. Solicitor Shaffer noted that too much information in the report should not be done in case an issue would go to the courts or litigation.

There was discussion on having a zoning liaison or a zoning advisory board. It was suggested that the Supervisors receive a report from the ZHB on their hearings / cases. The township secretary will give the Supervisors an annual zoning report similar to the one the Planning Commission submits every year.

Vice Chairman Cummings asked who represented the township with the Northern York Regional Comprehensive Plan and it was noted former Supervisor Gary Brown and township resident Wayne Kober. Vice Chairman Cummings noted from the minutes of November 2006 that there were many issues with the zoning ordinance but it was passed anyway. Supervisor Ryan asked last year about growth in the township and Mr. Kober stated it was implemented by the Comprehensive Plan. With regards to growth it was noted that Carroll Township has the industrial and Franklin Township wanted to keep it rural.

It was noted that the township did go through the legal process of adopting these ordinances. The October/November 2006 BOS minutes were discussed as was Sections 1507 and 1548 of the Second Class Township Code along with Section 101 of the zoning ordinance. It was asked from the audience how are the Supervisors going to do things differently.

The growing greener concept with cluster developments was also discussed. It was noted that there cannot be spot zoning. The zoning ordinance should have been corrected before it was adopted instead of waiting.

The next item discussed was minor subdivisions in the SALDO.

This could be done as a separate section in the SALDO. These types of plans have fewer requirements than other plans. Add-on lots or less than 4 lots would be considered minor subdivisions. A major subdivision would be defined by the number of lots. There was discussion on what is needed to be seen on the plans. There was discussion on the

following items: with a parent tract how many lots could you cut off of the main lot; accumulation of lots allowed; and with a sketch plan to see the overall land plan.

Engineer Heerbrandt stated that Hamiltonban Township in Adams County is currently going through their SALDO and he noted that he would send to us what they have already done. Reverse subdivision plans are still considered as add-on plans even with just changing the property lines. A consolidation deed would be required since the description of the lot has changed. Back-up septic systems are required on subdivision plan submitted currently.

The next item discussed in the zoning ordinance was cottage industry / home occupation, Section 420. The cottage industry in the Open Space zoning district, Section 202.C.11 was discussed with regards to any changes to the requirements of Section 420 as it gets into the accessory structure instead of being part of the home. Under Section 420.A.1 this needs to be defined and under A.2 is this considered manufacturing? In Section 420.B accessory structure should be omitted. Also the definition for a dwelling unit in the zoning ordinance needs to be amended.

Granny flats were discussed and it was suggested to not allow these in the Residential zoning district.

In Section 420.A.1-4 it was questioned why are there examples and why not just omit them. In Section 420.D there should be a definition of commercial character of the business with an accessory structure. It was suggested to re-word Section 420.A to read "home occupation shall be allowed provided the standards of this section are met" but to omit #1-#4.

The next issue that was discussed was temporary structures, i.e. PODS. This needs to be looked into with regards to issuing building permits, is there a time limit and to permit them to sit in the driveway.

There was also discussion on the need to get rid of hazardous materials, i.e. tires, trash. Currently this is not under the zoning ordinance but it would need to be a separate ordinance..

ADJOURNMENT

Motion: Vice Chairman Cummings made a motion to adjourn the meeting at 9:22 p.m. **Seconded** by Supervisor Decker. The motion carried.

Respectfully submitted,

Nancy Zentmeyer
Township Secretary