

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP MEETING
October 19, 2016**

CALL TO ORDER

Present were Supervisors David Sprigg, Kevin Cummings, Eric Stonesifer, 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.

Chairman Cummings led the pledge of allegiance and gave the opening prayer.

HEALTH INSURANCE

Supervisor Stonesifer gave an overview of the health insurance with 2 more plans from Capital Blue Cross before the Supervisors this evening. There was a brief discussion on the HRA plans and the savings on the rates.

Motion: Chairman Cummings made a motion to table the health insurance until next week's meeting. **Seconded** by Supervisor Decker. The motion carried.

DISCUSSION ON ZONING ORDINANCE AND SALDO

Solicitor Shaffer had revised Section 420.A.1-4 to meet the conditional use requirements. Also referenced was Section 202.C.11 for the Open Space zoning district and Section 317. It was noted that other items to be discussed is the minimal type of plan with the SALDO and tires and granny flats with the zoning ordinance.

Solicitor Shaffer indicated that needs authorization to draft the ordinance. The tires would be a separate ordinance. Engineer Heerbrandt provided samples addressing granny flats, cottage industries and tire storage from other municipalities.

No Impact Home Based Business

Regarding no impact home based business on page 19 of the current zoning ordinance there is a mistake, as it should read Section 440 not 441. Hamiltonban Township shows their no impact home based business that there is no impact with no clients allowed, which is similar to our township's ordinance.

Home Occupation

In Hamiltonban Township's ordinance regarding home occupation it is stated under Section Q.4 is shows that the floor area is no more than 500 s.f. It was noted that once the home occupation is no longer used for that business then it turns back to what it is prior. Under Section 5 – Non-conforming uses, subsection 502.C the change of use

should be on case by case basis. The impact on surrounding properties once the usage changes then the applicant should come back to the township. A home occupation should not have an accessory building, but the square footage of 750 s.f. should be considered instead of 1,000 s.f. Criteria is needed to justify from one homeowner to another. Also under the Hamiltonban Township ordinance stating that a home occupation is to include the types of occupation needs to be amended. Also the sentence “other occupations in addition to those listed above may be considered to be a home occupations provided it is determined that such occupations are of the same general character as those occupations listed above”, as this leaves the door open. A home occupation should not apply to any manufacturing. With a zoning ordinance there are areas in the township required for each use. On Solicitor Shaffer’s revised home occupation on line A to change it to read “the home occupation must be conducted completely within the dwelling unit or an accessory structure less than 1,000 s.f. A home occupation is a residential inspection. For the home occupation use it was suggested to use Hamiltonban Township’s definition. There is still a no-impact home business in the ordinance.

Granny Flats

The Supervisors looked at Hamiltonban Township’s ordinance on granny flats. There was discussion on whether or not the granny flat should be attached to the principle building and if they should only be family members. It was suggested that it should be someone who needs assistance but that there should be a limit of 2 people. There needs to be a residence or no granny flat should be allowed. There was discussion that after the use is no longer, the kitchen and/or bath should be removed so it does not become a rental unit. It was questioned why not a granny flat in the residential zone as long as the criteria is met. The residential zone should also be added to have a granny flat. There should be an annual inspection and this should be added to the fee schedule. Under the Hamiltonban Township for accessory dwelling unit, #7 indicates contacting the County Tax Service Office to obtain an address for that unit. This will be checked into.

Tires

The issue with tires was again addressed. It was suggested to make this a standalone ordinance. In the agricultural district there was discussion on the number of tires to be excluded and that the tires are altered to not retain water. In the business district the tires need to be covered or be stored inside. The township does not want to cause a hardship but the tires need to be kept indoors or need an outlet to get rid of them. Research will be done on tires.

It was noted at the next workshop meeting there will be discussion on tires, SALDO revision for add-on lot / minor subdivision and minimal lot size.

CENTURY LANE BRIDGE

There was discussion on proceeding with the bid documents and the need for time lines. There was discussion on either having a 45-days or 60-days bid packet. Also discussed was the contract and bonding which should be a performance payment and maintenance. Engineer Heerbrandt will proceed with this.

ANY OTHER BUSINESS

Appointment to Park & Recreation Board

Motion: Vice Chairman Sprigg made a motion to appoint Mark Wenrich to the Park & Recreation Board. **Seconded** by Supervisor Stonesifer. It was noted that Mr. Wenrich had good input and that all of the applicants were spoken to. Supervisor Ryan noted that he is looking at putting more people in positions that do not already have a position. The motion carried.

Website

It was noted that the Zoning Hearing Board information needs to be put on the website. It was suggested to contact Mr. Buckwash to see if he can update the website.

EXECUTIVE SESSION

The Supervisors went into executive session at 9:12 p.m. with no action to be taken and then adjourned the meeting.

Respectfully submitted,

Nancy Zentmeyer
Township Secretary