

**FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS  
WORKSHOP MEETING  
September 21, 2016**

**CALL TO ORDER**

Present were Supervisors David Sprigg, 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.

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

**LORIN STOUGH AGREEMENT**

The planning module for Mr. Stough needs to be revised as per the letter from DEP with their 3 comments along with the agreements with the budgeted figure. The Stough's are hoping for approval and for the Chairman and Secretary to sign the agreements. Both systems were discussed along with having a local inspector and a certified maintenance contractor. There will be an easement on the plan of 20' or 30'. Township fees for inspection were discussed with looking at a price of \$300.00. Also discussed was an option to collect a sample at a random time. It was noted that with the small flow treatment facility there is no chlorine but this type of system uses ultra violet light. There is an alert light on the system and there is round the clock monitoring. It was questioned that once the system is chosen can the township go back and revise the agreement. Also discussed was the agreement cost and the number of inspections, the State does one and the township can inspections as needed. The NPDES permit will identify what it is that is tested being for and the parameter. Under #8 of the agreement the performance/maintenance bond should be in the amount of \$5,000.00 and it was questioned if the system fails would that amount cover the repairs. The letter received from Peck's Septic Service was reviewed and discussed. Also discussed was the replenishing of the bond if the system fails with regards to a future owner. If the security amount is not reimbursed then a lien could be placed on the property. This system and the maintenance would go with the property if it is sold, as this would be part of the sale. It was noted that under the NPDES permit the homeowner is required to properly maintain and DEP would then be notified. It was noted that the word "replenishable" be put before "performance/maintenance bond". Under #3 the language noting that the inspection fees will be submitted to the township to be deposited in an escrow account prior to testing. It was asked legally when the agreement needs to be done and it was noted that it needs to go with the planning module.

**Motion:** Supervisor Ryan made a motion to pass the agreement forward with the amendments from Solicitor Shaffer and Engineer Heerbrandt. **Seconded** by Chairman Cummings. **Motion:** Supervisor Ryan amended his motion to include to authorize the Chairman to sign once the agreements are executed by Mr. Stough with the changes made. The motion carried.

## **DISCUSSION ON ZONING ORDINANCE AND SALDO**

The following issues to be discussed are tire storage, portable storage containers and granny flats. It was noted that in Monaghan Township a granny flat has to be connected to the home but a stove is not allowed.

### **Tires**

Ordinances from Scranton and Swatara Township were reviewed with the amount of tires allowed. Under the Susquehanna Township, Section 10.302.B notes one or more tires which could permit vermin harborage whereas Scranton identifies 250+ tires. The issue of outdoor stock piling was brought up. The number of tires needs to be decided between residential and non-residential. One idea was if there are greater than 4 tires, the tires must be enclosed. It was noted that the township needs to start with the health and safety issue. Fire and disease hazard of un-used tires is the issue. What is acceptable with filling the tires with dirt. Tires should not be used as a fence or building material. Tires should be in an enclosed area where there are residential homes. There was discussion on farmers with it being agricultural. It was suggested to put the tires in the junkyard ordinance, but it was decided to have it in the zoning ordinance. In the Swatara Township ordinance, #3 stated that an operator of a lot involving tire storage shall prove that the tires are stored in a manner that minimized public health hazards. It was noted that DEP will be researched to see what is determined to be hazardous. Also the definition of a fence could be added. It was suggested to take this information and review it in order to make a decision. The tire issue was tabled at this time.

### **Storage Pods**

It was suggested that temporary storage pods over 100 s.f. that a building permit is needed, the same as for a shed. Impervious surface was also discussed along with meeting all the criteria and a time limit. It was questioned if there is any language in the building permit ordinance that would address this issue. It was noted that there have not been any complaints on these storage pods so why address this at this time.

### **Granny Flats**

In regards to granny flats it was noted that it should be a relative of the homeowner, but could this be a civil rights issue. With the taking care of someone it should be a maximum of 2 people and it should be someone that is being cared for. It was noted that there has to be a main residence. The square footage was also discussed. The granny flat should be defined under Section 427 and also a definition is needed. With the living

quarters there was discussion on what should be included, a bedroom, bathroom but without a kitchen it is just an addition.

It was noted that at the next meeting tires, granny flats, and cottage industry will be discussed. The next workshop meeting will be held on October 19, 2016 beginning at 7:00 p.m. and to advertise it with any other business.

It was asked when the next steep slope workshop will be and it was noted that drafts are still coming in.

### **Burn Ban**

**Motion:** Supervisor Ryan made a motion to lift the burn ban. **Seconded** by Vice Chairman Sprigg. The motion carried. It was noted that this will be revisited next week if needed.

### **Circle Drive Drainage Project**

Engineer Heerbrandt commented on the discussion regarding the drainage project on Circle Drive and the change from rip rap being installed to having grass planted instead. The engineer indicated that there is nothing in the minutes giving direction on amending the bid documents.

### **Century Lane Bridge**

**Motion:** Supervisor Ryan made a motion to have Chairman Cummings sign the bridge application for the GP-11. **Seconded** by Vice Chairman Sprigg. There is no fee involved with this application. The motion carried.

### **EXECUTIVE SESSION**

The Supervisors went into executive session at 9:12 p.m. with action to be taken. The meeting reconvened at 9:55 p.m.

**Motion:** Supervisor Ryan made a motion to appoint Eric Stonesifer to the position of Supervisor to fulfil the vacancy of John Holder's resignation until the end of his term and to be effective immediately. **Seconded** by Supervisor Decker. Supervisor Ryan stated that this was not an easy decision as all of the candidates were worthy. The motion carried.

It was noted that the York County Board of Election needs to be contacted regarding the resignation of Mr. Holder and the appointment of Mr. Stonesifer.

**Motion:** Supervisor Ryan amended his motion that the appointment of Mr. Stonesifer becomes effective September 22, 2016. **Seconded** by Supervisor Decker. The motion carried.

**Motion:** Chairman Cummings made a motion to accept Mr. Stonesifer's resignation from the Zoning Hearing Board. **Seconded** by Vice Chairman Sprigg. The motion carried.

**ADJOURNMENT**

**Motion:** Vice Chairman Sprigg made a motion to adjourn the meeting at 10:02 p.m. **Seconded** by Supervisor Ryan. The motion carried.

Respectfully submitted,

Nancy Zentmeyer  
Township Secretary