

FINAL

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION
MEETING MINUTES
December 14, 2021 7:00 PM**

ROLL CALL

PRESENT:

Vice-Chairman John Perry
PC Member David Christensen
PC Member Kevin Cummings
PC Member Richard Wisher
Engineer Phillip Brath
Secretary Traci Kauffman

ABSENT:

Chairman Jennifer Kuntz

CALL TO ORDER:

The December 14, 2021, Planning Commission (PC) Meeting was called to order at 7:00 PM by Vice-Chairman John Perry. The meeting was held via Zoom and in person at 150 Century Lane, Dillsburg, PA. Visitors in attendance are listed on the meeting sign-in sheet.

PLEDGE OF ALLEGIANCE AND PRAYER

The Pledge of Allegiance and Prayer was led by Vice-Chairman John Perry.

APPROVAL OF MINUTES

A motion was made by PC Member Kevin Cummings to approve the November 9, 2021 PC Regular Meeting Minutes.

Second by PC Member Dave Christensen

Discussion: There was no discussion.

The motion carried.

PLANNING COMMISSION DEADLINE

The deadline for plan submission is December 20, 2021, for the next PC meeting January 11, 2021. Reorganization meeting will take place at 7:00 p.m. before the regular meeting of the Planning Commission.

PLAN REVIEW – 202 FRANKLIN CHURCH ROAD

Engineer Phil Brath provided the intent of the plan for 202 Franklin Church Road. The comments provided by Engineer Phil Brath and in his letter dated 12/9/2021 and the York County Planning Commission letter dated 11/16/2021 were addressed. Engineer Phil Brath indicated that a second page was added to the Plan, and some items were clarified on the new set of plans. Discussion ensued regarding the steep slope conservation overlay on the cover page and the need for it to be removed. Discussion ensued regarding wells on the properties. Lot one contains a well and the well for Lot two is not visible. There needs to be a condition that if one lot does not have a well, one will need to be drilled. Discussion ensued regarding the recommendations made and the requirements of the right of way boundaries. Engineer Phil Brath went through the waiver requests. Engineer Brath explained each one and made recommendations for each waiver. It was noted that one road is a PennDot road the other has existing homes. The properties have some existing trees. There are no curbs in the area.

A motion was made by PC Member Richard Wisher to recommend approval of the waivers to the Board of Supervisors (BOS):

- A recommendation was made to approve a waiver for Section 4.101.C.2.B Road Improvement Requirements regarding Franklin Church and for Clearview Road improvements.
- A recommendation was made to approve a waiver for Section 4.106 regarding curbing.
- A recommendation was made to approve a waiver for Section 4.105 regarding street trees.
- A recommendation was made to approve a waiver for Section 3.6.A.14/506 regarding Storm Water Management.
- A recommendation was made to approve a waiver for Section 316.0.31 regarding Wetlands.

Second by Vice-Chair John Perry

Discussion: There was no discussion.

The motion carried.

FINAL

A motion was made by PC Member Dave Christensen to recommend the BOS approve the waiver of providing a recreational area or offer fee in lieu of recreational area. (Section 415/316.A.8) for the two existing lots but requiring it for the one new proposed dwelling.

Second by PC Member Richard Wisher

Discussion: There was no discussion.

The motion carried.

A motion was made Vice-Chair John Perry to recommend conditional approval of the Plan based on the Engineer's letter dated 12/9/2021, and in addition, upon verification of a well on Lot two or in the absence of a well, that the owner will install a well on Lot two.

Second by PC Member Richard Cummings

Discussion: There was no discussion.

The motion carried.

PLAN REVIEW – FRANKLIN CHURCH ROAD/ ELI M. DOBRINOFF, JR. ESTATE

Engineer Phil Brath provided the intent of the plan for Eli M. Dobrinoff, Jr. Estate on Franklin Church Road. Discussion ensued regarding the subdivision and how it is being separated and consolidated. No action was taken.

A motion was made by PC Member Kevin Cummings to table the Eli J. Dobrinoff, Jr. Subdivision until the January 11, 2022 meeting.

Second by Vice -Chair John Perry

Discussion: There was no discussion.

The motion carried.

ORDINANCE REVIEW

Kennels: PC Member Kevin Cummings provided information from the PA Department of Agriculture on Kennel Types regarding their definitions and classes. Discussion was held regarding types and classes of kennels.

A motion was made by PC Member Dave Christensen to table this kennel decision until Kevin Cummings talks to the state dog law enforcement officer for recommendations or to have him come to speak at their next meeting.

Second by PC Member Richard Wisher

Discussion: There was no discussion.

The motion carried.

Contractors Offices: No action or discussion.

A motion was made by Vice-Chair John Perry to table discussion until the next meeting.

Second by PC Member Dave Christensen

Discussion: There was no discussion.

The motion carried.

Marijuana Dispensary: Discussion was held regarding the current laws and recreational marijuana and zoning requirements.

A motion was made by PC Member Dave Christensen to table this until Engineer Phil Brath finds a suitable place with allowable setbacks.

Second by Vice-Chair John Perry

Discussion: There was no discussion.

The motion carried.

Solar Farms: discussion ensued regarding locations of solar farms, stormwater, clean energy, the noise, glare, disposal and clean up of the farm after it is no longer in business. More research into complaints and concerns being voiced by other municipalities regarding Solar Farms is needed.

A motion was made by PC Member Kevin Cummings to table the this until the next meeting.

Second by Richard Wisher

Discussion: There was no discussion.

The motion carried.

FINAL

NEW BUSINESS

Reorganization will occur at the beginning of the meeting on January 11, 2022. Engineer Phil Brath passed out a Uses Table for the PC members reference.

QUESTION FROM THE FLOOR

No one was present in the audience so there were no questions.

ADJOURNMENT

A motion was made by PC Member Richard Wisher to adjourn the meeting at 8:42 PM.

Second by PC Member Kevin Cummings.

Discussion: There was no discussion.

All in favor. The motion carried.

Respectfully submitted,

Traci Kauffman

Traci Kauffman
Secretary