

# **FINAL**

## **FRANKLIN TOWNSHIP PLANNING COMMISSION**

### **REGULAR MEETING MINUTES**

December 2, 2019

#### **PRESENT**

Mark Wenrich  
Jennifer Kuntz  
John Perry

Secretary Teresa Adams  
Engineer Andrew Reese

#### **GUESTS**

See attached sign-in sheet

#### **ABSENT**

David Christensen

#### **CALL TO ORDER:**

The December 2, 2019 Planning Commission Meeting was called to order at 7:00 PM by Chairman Mark Wenrich. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see the attached sign-in sheet.

#### **PLEDGE OF ALLEGIANCE AND PRAYER**

The Pledge of allegiance and prayer was led by Chairman Wenrich.

#### **APPROVAL OF MINUTES**

The October 7, 2019 Planning Commission meeting minutes were tabled until there is a quorum to approve them.

**A motion was made by** Chairman Mark Wenrich to approve the November 4, 2019 Planning Commission minutes.

**Second** by Jennifer Kuntz

**Discussion:** There was no discussion.

**The motion carried.**

The November 4, 2019 Planning Commission meeting minutes were approved.

#### **Deadline for Plan Submission**

Chairman Wenrich said the cutoff for plan submission is December 16, 2019 for the next scheduled Planning Commission meeting to be held on January 6, 2020. Teresa said the next meeting should be on January 7, 2020 due to the BOS having their reorganization meeting on January 6, 2020. There was a scheduling conflict, so the decision was made to have the Planning Commission reorganization meeting on February 3, 2020. The cutoff for plan submission for the February 3, 2020 meeting will be January 13, 2020. There will not be a January meeting.

#### **Plan Review**

**Camp Tuckahoe**-Concerning the possible land development for a swimming pool and accessory buildings, Teresa said nothing has come in and Mark said there was nothing new at the site. Mark asked if anyone had any opposition with him talking to the Scoutmaster there to see what the status is.

Mark will also reinforce with him how the process flows.

**Tiny House**-Mark asked Janelle to give input on this issue. She stated the Zoning is not really what needs clarified. She said it is more so the UCC requirements that need clarified to assist in guiding the commission. Mark said they did not want the tiny houses to be a mobile home park but possibly considered a campground. He said they would then have to go through the state to get their permit.

Wilbur said not all tiny houses are created equal. Under the UCC, tiny houses can be built as a stick building as long as it adheres to the ICC standards. It can then be considered a residential dwelling. The minimum is 70 square feet (7'x7'x7') per habitable room with the exception of kitchens, bathrooms and laundry rooms. A permit could be issued, inspections done, and an occupancy permit would then be issued as a habitable dwelling.

Mark asked how many can be in a cluster? Wilbur said that would depend on lot sizes, setbacks, etc. Mark also asked if multiple tiny houses can be hooked into one septic. Wilbur said under the ICC code, you have to manage it in all of the other aspects of sewer, water, zoning, etc. The only other way would be to rewrite the zoning ordinance to accommodate something different for tiny homes. Wilbur also stated that there are tiny homes that are framed and on wheels; he said that is not a permitted use. At that point, they're considered a recreational vehicle. They could not be lived in as a single-family dwelling; temporary only or as a recreational purpose. There cannot be a mailing address assigned. Tiny homes for a college student couldn't be used as housing.

Mark asked if it's considered a campground, is there a number of days or time period that they could be lived in. Janelle stated that the zoning would apply to this and would be limited. Sewer/septic questions would have to be directed to the SEO. Mark asked if they new of any tiny home communities and Wilbur responded there is one in Elizabethtown for veterans, but it is transient housing.

Wilbur said people get confused about tiny homes and mobile homes. They're both on wheels and have a frame but the big difference mobile homes are built to HUD standards and that makes them able to be used as a single-family home.

Teresa asked if pre-built sheds or cabins are in a campground, can they get around the zoning. Janelle responded that you still would not be able to live in it, but it would be considered recreational. The person who was asking about tiny homes has not reached out further since April. Janelle had spoken to him pretty extensively because he was asking about doing more of a subdivision for each home, but she also hasn't heard anything further from him. Mark asked if a campground permit is something easily obtained. Andrew responded that it is very difficult; it requires a lot of hoops to jump through and is very costly.

Wilbur said the building would be covered under the UCC. Janelle said our zoning ordinance currently has a restriction on habitable units regarding square footage. Currently, our zoning ordinance requires a larger size than what is considered in the UCC so at this point, they wouldn't qualify. Wilbur said very few townships have been able to accommodate tiny homes. Andrew said a variance or special exception is normally required also. This triggers the commission to figure out what conditions best meet the scenario and is addressed in the variance. There is a Recreational Vehicle Association that inspects them but as a recreational vehicle.

**1,000 square feet vs. 10,000 square feet**-Mark asked Wilbur and Janelle about their recollection of this. Janelle shared how other townships have dealt with this situation. There are townships that amend detached residential buildings anywhere from 1,000-2,000 square feet of a detached residential structure for land development. Some townships define agricultural buildings as 5,000-6,000 square feet. Agricultural buildings do not need a land development plan. Commercial is always over 1,000 square feet. Janelle said the highest for agricultural buildings that she knows of is 6,000 square feet. Janelle said some specify the first secondary building or some are over any structure of 2,000 square feet.

Jennifer said the way the ordinance was originally written, land development was triggered when it was over 10,000 square feet of impervious ground. This is what generated the question of is it 1,000 square feet vs. 10,000 square feet. Andrew recommended the group start with the definition of land development which is in the MPC. It is almost verbatim to ours but subsection two and three were combined and they added the sentence about 1,000 square feet. Andrew read the definition. If it's a private individual or on a private property, in most cases, it won't generate land development, but it will trigger stormwater. They also still have to meet all of the zoning requirements, meet setbacks, etc.

Andrew discussed a few things to consider. A laydown site will not initiate land development. This should possibly be considered as an addition to land development remembering there is no structure on this type of site. He feels it's better to reverse somewhat aligning more with the MPC guidelines than add issues the group thinks needs added. Andrew will send an email with the language on it with highlighted areas for the commission to review.

**Questions from the floor**-David Buckwash asked a question and gave his input about the tiny house community being like a campground and Mark explained what the individual was looking at doing with the tiny house community. Jennifer asked if the property was still on the market. Discussion was held on if college students would want to live in this type of community considering distance, commuting, etc. Teresa did make some calls to previous board members who were active at that time to try to find out more information.

**Other Business**-Jennifer asked about the recommendations that were sent up to the BOS and asked if anyone had gotten anything back from them yet. The BOS wanted the information sent up in a packet and the commission said they had already done that. Can we put that on the agenda to the BOS again for items the PC worked on in 2019? There was never a formal response concerning the abandoning the livestock and each of the recommendations put forth to the BOS.

The commission said they need the meeting schedule and the deadline submission dates. Mark asked if anyone was going to be appointed to replace Todd. Teresa said that she has approximately six letters of interest for the BOS to consider to appoint a new member.

**A motion was made by** Jennifer Kuntz to adjourn the meeting at 7:50 PM

**Second** by John Perry

**Discussion:** There was no discussion.

**The motion passed.**

Respectfully submitted,

*Pamela Williams*

Pamela Williams, Asst. Secretary