

FINAL

FRANKLIN TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

July 13, 2020

PRESENT

Chairman Jennifer Kuntz Secretary Kerri J. Smith
Vice Chairman John Perry Engineer Andrew Reese
David Christiansen

GUESTS

See attached sign-in sheet

ABSENT

None

CALL TO ORDER:

The July 13, 2020, Planning Commission Meeting was called to order at 7:15 PM by Chairman Jennifer Kuntz. The meeting was held via Zoom, You Tube and 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 was led by Chairman Jennifer Kuntz and Prayer led by Vice Chairman John Perry.

Acknowledgement of both resignations of Chairman Mark Wenrich and David Buckwash.

Appointment of Chairman and Vice Chairman and Reorganize-

A motion was made by David Christiansen to appoint Jennifer Kuntz to the position of Chairman.

Second by John Perry

Discussion: There was no discussion.

The motion carried.

A motion was made by Jennifer Kuntz to appoint John Perry to the position of Vice Chairman.

Second by David Christiansen

Discussion: There was no discussion.

The motion carried.

Reorganization- February 3, 2020 meeting dates were previously approved at the February meeting.

APPROVAL OF MINUTES

The October 7, 2019 (as written), and December 2, 2019 (as written with one correction to remove Supervisor from Jennifer Kuntz's name in the December minutes), Planning Commission meeting minutes will be accepted without approval as there was no quorum to approve them.

A motion was made by David Christiansen to accept the February 3, 2020, Planning Commission Reorganization Meeting minutes.

Second by Vice Chairman John Perry

Discussion: There was no discussion.

The motion carried.

No action was needed for the November 4, 2019, Planning Commission meeting minutes as they were previously approved, and a final copy was provided.

Deadline for Plan Submission

Chairman Kuntz said the cutoff for plan submission is July 10, 2020, for the next scheduled Planning Commission meeting to be held on August 3, 2020.

Plan Review

Steven Lesh at 11 Rocky Ridge-Mr. and Mrs. Lesh attended via Zoom concerning the possible conditional use and land development for a barn on the property, indoor riding area for 25-30 horses, 35 acres for the place of business and addition of new home for primary residence before purchasing land. Draft drawings were previously submitted to Engineer Phil Brath for review. Engineer Andrew Reese stated that with the building size of over 1,000 square feet they would have to go through the land development process and a conditional use would be involved. The enclosed riding arena alone would itself be over the 1,000 square foot threshold. Typically, they are going to have to do a stormwater then a landscaping plan and maybe a lighting plan, those things can be waived depending on the Board's discretion. A land development plan will need to be submitted at some point. He would recommend doing that all at once rather than the conditional use first. Mrs. Lesh asked if there was something they could do before the purchase of the home or would they need to be landowners to do the land development plan? Engineer Reese said he would need to look into that more, but he felt that could be negotiated. Mrs. Lesh inquired about the home currently located on the property as it does not suit their family needs. She asked if it were possible to build another home on the property or would it have to be subdivided in order to do that? Engineer Reese stated depending on the use, he would have to look into that more, but he said they might be able to replace the home currently there. Depending on how they would want to play the occupancy, but they should be able to replace the existing residence. Chairman Kuntz clarified that they were wanting to add an additional residence not replace it, in which Engineer Reese stated that you could not have two residences on one lot, that it would be required to be subdivided. Chairman Kuntz reiterated that she strongly recommended that the Leshs obtain the conditional use before purchasing the property, so they could ask for the waivers of the land at that time as well. Further discussion ensued about the conditional use on this property.

Final Subdivision plan for Kohr/Dunkle- Zachary A. and Andrea Marie Dunkle are wanting to acquire an acre and a half from Barbara Kohr's 65-acre farm to meet the requirements of the Clean and Green Phase. Further, they are requesting waivers which are all addressed in the attached letter, updated plan sheets and response to comment letter submitted to the Township office by Mr. Todd Lyons of Mellott Engineering, Inc. Mr. Lyons had also submitted the proposed preliminary Deeds and Deed of Consolidation for approval, which were also forwarded to Solicitor Bret Shaffer for review. Basically, it is a land swap to qualify for the Clean and Green Phase. Further discussion ensued.

A motion was made by David Christiansen to approve the road waivers as they are met per the minimum requirements in Section 4.101.C.2.b.

Second by Vice Chairman John Perry

Discussion: It is merely a simple land swap.

The motion carried.

A motion was made by David Christiansen to approve the recreational waivers as they are met per the requirements in Section 415/316.A.8.

Second by Vice Chairman John Perry

Discussion: It is merely a simple land swap.

The motion carried.

A motion was made by Vice Chairman John Perry to have these waivers be placed on the August agenda for the Board of Supervisor's review and approval.

Second by David Christiansen

Discussion: There was no discussion.

The motion carried.

Preliminary/Final Land Development Plan for L Cubed Corporation-No comments have been received from the York County Planning Commission as the plans were just submitted on July 10, 2020. Engineer Reese advised that additional questions are needing answered so Engineer John Madden on behalf of L Cubed Corporation has requested additional time to answer those questions and to submit revised plans. Discussion ensued. This matter will be tabled for the August meeting to allow additional time for answering additional questions recently raised by Engineer Reese. No further discussion or action at this time.

Accessory Dwelling Units – Information received from York County Planning Commission was discussed. The letter touches three subjects: 1) rental opportunities 2) accessory dwelling opportunities and 3) senior housing opportunities. Discussion ensued. Research will need to be completed to obtain additional information regarding assisting living land development, additional information from the DEP regarding reporting procedure for two dwellings on one lot and sewage capacity for same.

Jennifer said for the commission to take a look at the sections that apply to assisted living/senior care facilities/community development and to place them on the agenda for August.

A motion was made by David Christiansen to table the accessory dwelling units until the August meeting.

Second by Vice Chairman John Perry

Discussion: There was no discussion.

BOS Responses to PC Questions-The BOS sent responses to questions previously presented by the Planning Commission. Jennifer reviewed the responses from the BOS and noted no final decision was made regarding livestock and the Silver Spring Township ordinance. Jennifer asked if we wanted to follow up with the BOS to see if they've had a chance to review the Silver Spring Township ordinance and livestock with a caveat that if we adopt an ordinance of the same nature to apply to residential only. Silver Spring Township has a broader application. No further discussion on Granny Flats besides what was previously discussed. Further discussion ensued regarding setbacks (language previously provided to BOS awaiting a vote), Flagpole setbacks, DEP with sewage permits and enforcement and cataloging/hanging of plans and whose job it is to maintain the plans.

Old Business recap from the December 2, 2019, minutes with regard to the above paragraph and wanting to know what had been answered yet by the BOS:

Old Business

1. The following were submitted to the BOS with recommended changes;
 - **Granny Flats, Flagpole Lots, Livestock in a Residential Area** email was sent February 2, 2019 from Vice Chairman Lyons with recommended changes.
 - **Setback for Accessory Buildings** email was sent July 25, 2019 from Vice Chairman Lyons with recommended changes.

- **Flagpole Lots**
- **Livestock in a Residential Area** PC recommended the BOS review Silver Springs Twp. ordinance and consider adopting.
- **SALDO Section 313.F Recording of Final Plans** -upon final approval electronic/digital copy. A discussion ensued on municipalities becoming digital/electronic compliant by end of 2020. Guidelines would need to be established on what type of file would be used, PDF or CAD was mentioned.

A motion was made by David Christiansen to resurrect the recommendation on the flagpole lots setback adjustments that Mr. Lyons provided in the Fall of 2019 and resubmit to the BOS as previously submitted for recommendation to forward to York County Planning Commission for their review and comment.

Second by Vice Chairman John Perry

Discussion: There was no discussion.

The motion carried.

A motion was made by David Christiansen to revisit the issue of whose job it is to maintain the hanging/cataloging of the original plans in the Township office.

Second by Chairman Jennifer Kuntz

Discussion: Discussion was held regarding hard copies versus pdf format of the plans for keeping in the Township office.

The motion carried.

Land Development section of MPC by Andrew Reese- Engineer Reese reviewed land development definitions. Andrew will provide municipal planning code definition of terms for land development and their triggers for the August meeting for review and comments to see if changes need to be made.

A motion was made by Vice Chairman John Perry to table this discussion until the August meeting to allow time for review of and comments on the municipal planning code definition of terms for and development and their triggers.

Second by David Christiansen

Discussion: There was no discussion.

The motion carried

The plans were previously reviewed and there were no additional questions from the floor.

A motion was made by Vice Chairman John Perry to adjourn the meeting at 8:45 PM

Second by David Christiansen

Discussion: There was no discussion.

The motion passed.

Respectfully submitted,

Kerri J. Smith

Kerri J. Smith, Secretary