

**FINAL**

**FRANKLIN TOWNSHIP YORK COUNTY PA  
BOARD OF SUPERVISORS (BOS)  
CONDITIONAL USE HEARING #2021-02 MINUTES  
July 14, 2021      6:00 PM**

**ROLL CALL:**

**PRESENT:**

Chairman Mark Wenrich  
Vice Chairman Brian Galbraith  
Supervisor David Buckwash  
Supervisor Naomi Decker  
Supervisor David Christensen

**ABSENT:**

Engineer Phil Brath  
Solicitor Bret Shaffer  
Treasurer/Asst. Secretary Pamela Williams

**CALL TO ORDER:**

The July 14, 2021, Conditional Use Hearing, CUH2021-02 for Gary and Karen Ceriani for the property at 196 Chain Saw Road, Dillsburg, PA, was called to order at 6:00 PM by Chairman Mark Wenrich. The meeting was held at 150 Century Lane, Dillsburg, PA and via Zoom. For visitors in attendance, please see the attached sign-in sheet.

Stenographer Roxy Cressler swore in all parties who would be testifying. Treasurer/Asst. Secretary Pamela Williams was sworn in and presented Exhibit 1, the first advertisement placed in the Dillsburg Banner for CUH2021-02 on June 24, 2021; Exhibit 2, the second advertisement placed in the Dillsburg Banner on July 1, 2021; Exhibit 3, pictures of the posting on July 7, 2021, of CUH2021-02 provided by Land and Sea Services; and Exhibit 4 being the application and any exhibits attached to it at the time it was submitted to the Township office.

John Snyder of SLB Planning at 801 Belvedere Street in Carlisle, PA testified on behalf of Gary and Karen Ceriani that they owned the property at 196 Chain Saw Road. The map of the lot shown indicates it is 3.1 acres located in an open space district and applicant would like to construct a 30 x 40 garage and additional driveway: Exhibit 1. It will be located on the South side between the house and Chainsaw Road according to the Conditional Use Section 202-C-1 and Conditional Use 2018-3 Section 4 205-C-1. Mr. Snyder indicated that the pad has been graded in. Three 8 x 10 photos were provided: Exhibit 2. Chairman Mark Wenrich inquired if the site had already been started without a permit. Mr. Snyder noted that it had. Chairman Mark Wenrich also inquired regarding the lot size of 3.1 noting that it was written as 3.35 and inquired regarding the frontage of 151 feet on the property. Mr. Snyder indicated that 3.1 is the lot size on the tax software footage and the 3.35 is net and gross because Chainsaw wasn't public for a long time and clarified that the frontage of the property is 161 feet. The area is a less steep slope on the property to accommodate the garage. They did not want to go behind the house and disturb any wood lots. They wanted to keep it in front of the house. The

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driveway is flat across with a 3 to 1 slope on the uphill side and a 3 to 1 slope on the downhill side, plus storm water will go there. Section of Ordinance Part G regarding storm water contains Conditional Use and Standard Criteria. Ten items were reviewed but not all pertain to this property.

Supervisor David Christensen inquired that since the driveway was stone would it be paved and what material the floor of the garage would consist of. Mr. Snyder maintained that the driveway would remain stones and the flooring would be concrete. Supervisor David Buckwash inquired if there will be water or electric. Mr. Snyder indicated there would be no sewer or water, but there would be electric that would be run from the house. Solicitor Bret Shaffer inquired if it would be for personal or business storage. Mr. Snyder indicated it would be for personal storage. Chairman Mark Wenrich inquired how tall the building would be. Mr. Snyder indicated it would be 17 feet. Chairman Mark Wenrich indicated that the plan states the height at 12.6 and Mr. Snyder indicated that 12.6 was the interior height and did not include the gables. Chairman Mark Wenrich inquired that the project had been started 3 years ago without any permits and why were they seeking permits now? Karen Ceriana responded that the first business they were using were going to build the structure out of the trees harvested from their property went bankrupt. She then indicated that they had the trees recently removed. Gary Ceriana indicated that stumps were left, holes, and water was getting against the house and needed to do something and had it excavated. Chairman Mark Wenrich inquired of BCO Jeff Gardner and if he had been to the property. He had and although work had started he is not sure we need to pursue the issue. He indicated it meets the criteria except for the report that was not provided regarding the slopes and goes over the 1,000 square feet by about 200 square feet. Solicitor Bret Shaffer inquired if they received impervious surface. BCO Jeff Gardner did not receive that yet, but Mr. Snyder said the total is 3,600 square feet total. BCO Jeff Gardner said it is still within range. Vice Chairman Brian Galbraith inquired if the storm water management plan was included. Mr. Snyder and BCO Jeff Gardner confirmed that was still needed and Mr. Snyder requested that the approval would be contingent upon provision of the storm water management plan. Supervisor Naomi Decker indicated that normally they would be provided a map or plan that shows grade and the impervious area. Chairperson Mark Wenrich verified that the 3,600 included the garage and the driveway. Mr. Snyder verified the existing impervious area is 5.3% of the 3.1 acres and with new 3,600 feet it is 7.8%. Solicitor Bret Shaffer inquired regarding information about steep slope. Engineer Phillip Brath responded by indicating that it is very close to 15%, does not appear to be 25%. What is missing in the plans are 9 items typically required. Approval needs to be contingent upon 8 of those 9 items that are required being provided. Chairperson Mark Wenrich asked Engineer Phillip Brath if he had any concerns with this plan. He had none.

No other neighbors or residents asked any questions.

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**A motion was made** by David Christensen to approve the conditional use CUH2021-02 application with all evidence as presented at this meeting and contingent upon meeting Stormwater Management approval.

**Second** Naomi Decker.

**All in favor. The motion passed.**

Solicitor Shaffer stated that he would draft a letter of Decision for the BOS to review. After approval and signature by the BOS, the Decision would then be sent to the owners, Gary and Karen Ceriani.

**A motion was made** by Naomi Decker to close the CUH2021-02 hearing.

**Second** Mark Wenrich.

**All in favor. The motion passed.**

The hearing adjourned at 6:25PM.

Respectfully submitted,

*Pamela Williams*

Pamela Williams, Treasurer/Asst. Secretary  
Franklin Township York County