

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP MEETING
June 28, 2017**

CALL TO ORDER

Present were Supervisors David Sprigg, Kevin Cummings, Eric Stonesifer, Michael Ryan and Naomi Decker. Also present were Engineer Phillip Brath and Secretary Nancy Zentmeyer. 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.

STEEP SLOPES

It was noted that the Supervisors has been reviewing the recommendations from the Planning Commission the last couple of workshop meetings. Mr. Wenrich from the PC stated that this has been dragging on for 1.5 years and that it should be site specific and the township needs to get something done. It was questioned if the edited copy will be going back to the PC.

Section 700 – definitions still need to be reviewed. A certain percentage needs to be the same. It was noted that Sections 200 and 600 needs to be looked at again. Supervisor Decker pointed out in Section 500.8 that lots already developed should be grandfathered. Chairman Cummings noted concern in Section 200.A.4 that it should be changed from 40% to 25%. The engineer's comments were read at this as follows:

1. It should be conditional use for 15% and above, limited to 25%.
2. Should have a Steep Slope Report with contents to be: existing and proposed features, site alterations and improvements. 15% or greater shall have detailed descriptions of methods to stabilize highly erodible soils; accommodate runoff; accommodate stormwater capture and treatment; protect uphill, adjacent and downhill adjoining properties; protection of water quality and natural features; assure structural stability of the slope; seasonal water table.
3. Geologic Stability Report – above 20% and in highly erodible soils as defined by the soil survey (thinking about no bedrock to anchor to) a soils engineering report prepared by a registered professional engineer with expertise in soil, geology and construction. Report should contain erosion and load bearing and compaction; nature and stability of surface and underlying material; extend and depth/location of bedrock.
4. Need a defined area/boundary condition as you have in current ordinance – 15% or greater as documented in York County Soil Survey; topographic survey prepare by USGS or survey by registered surveyor with minimum 2' contours – township engineer has final determination.

5. Do something about average slope or define some method of allowing work on flat areas within steep slope area and remove some areas that are generally unreachable. The engineer has trouble with little bits of 15% slope in the middle of a flat area on a hill causing a problem for a house.

Vice Chairman Spriggs would like to keep the steep slope at 15% as no damage to homes downhill cannot be guaranteed. The stormwater management plan is only as good as the engineering and not against going higher. Inspections and escrows were discussed as this came from another municipality's zoning ordinance. Section 400.20 covers the stormwater issue.

At this time members of the audience made comments.

Ken Swomley - the decisions made will also affect future homeowners such as building an addition. There are the property rights of the residents.

Ted Grove – what if there is failure on the best management practices and what are the best designs.

It was suggested that Section 400.20 needs to be looked into

Kathleen Gingrich – the township is dealing in facts and has the engineer been authorized to review the existing documentation. It was noted that he has not been authorized. It was suggested to look at the recommendations of the engineer with what is being proposed.

Chairman Cummings noted the next step is to have the Solicitor and Engineer review the recommended changes.

Kathleen Gingrich – there should be soil borings for site specific.

It was noted that every lot would need this and it would be engineering criteria. If it has a history of eroding otherwise dig a probe.

This will now be edited and will go back to the Planning Commission for their review. A brief review of the changes are:

1. Section 200.A.4 will be changed to 25% not 40%.
2. Section 400.20 a maintenance bond for the SWM – this is a safeguard to the SWM working.
3. The engineer's memorandum to be considered.
4. Section 400.A.5 will be changed to 25% not 40%.

There was discussion with a right-of-way making it impossible to do SWM. The PC should look into this so proper SWM can occur – Section 500.A.2.

TIME EXTENSION LETTERS

Lamar Hess, Final Subdivision Plan

The township received a letter from David Hoffman, Land Surveyor representing Mr. Hess and granting the township a time extension on the plan until November 8, 2017. It was thought that the waiver was to be addressed and not the plan.

Motion: Supervisor Stonesifer made a motion to accept the time extension for the Lamar Hess Final Subdivision Plan until November 8, 2017. **Seconded** by Supervisor Ryan. It was questioned if this is going back to the PC. This motion added the understanding that it goes back to the Planning Commission. The motion carried.

Sturbridge Place

It was noted that the township did not receive a time extension letter for the Sturbridge Place Preliminary Plan. The engineer for the plan needs to be contacted regarding the additional pages to the plan and the township needs the SWM.

RESIGNATION – PLANNING COMMISSION

Resignation of Robert Yerger

The township received Mr. Yerger's resignation from the Planning Commission due to health reasons.

Motion: Supervisor Ryan made a motion to accept Mr. Yerger's resignation from the Planning Commission effective June 30, 2017. **Seconded** by Chairman Cummings. The motion carried. A letter is to be sent to Mr. Yerger and a plaque will be forthcoming.

The township will now be looking for a new member. An ad is to be placed in the Banner.

OTHER BUSINESS

EMS Contract

Supervisor Stonesifer commented on the press release and draft contract regarding EMS. Copies were made for the Supervisors to review. Chairman Cummings noted at the meeting last week the possible involvement in the fire company – future funding – a fire tax from all the municipalities. At this time the merger of the two fire companies is being postponed and the fire tax was discussed.

EXECUTIVE SESSION

At 8:50 p.m. the Supervisors went into an executive session to discuss personnel with no decisions to be made. The meeting was then adjourned.

Respectfully submitted,

Nancy Zentmeyer
Township Secretary