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**FRANKLIN TOWNSHIP YORK COUNTY PA
BOARD OF SUPERVISORS (BOS)
CONDITIONAL USE HEARING #2021-01 MINUTES
March 10, 2021 6:30 PM**

ROLL CALL:

PRESENT:

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

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

ABSENT:

Chairman Mark Wenrich

CALL TO ORDER:

The March 10, 2021, Conditional Use Hearing, CUH2021-01 for Douglas Wardrope for the property at 126 Water Street, Dillsburg, PA, was called to order at 6:30 PM by Vice Chairman Brian Galbraith. 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. Secretary Kerri Smith was sworn in and presented Exhibit 1, the first advertisement placed in the Dillsburg Banner for CUH2021-01 on February 18, 2021; Exhibit 2, the second advertisement placed in the Dillsburg Banner on February 25, 2021; Exhibit 3, pictures of the posting on February 26, 2021, of CUH2021-01 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.

Douglas Wardrope testified that he owned the property at 126 Water Street and the hearing was being held because he wanted to have a 40' x 80' x 14' pole building with an overall height of 25' built to be used for the storage of tractors and antique cars. He noted that there would be electrical service for the lighting in the building, but there would not be any sewer or water provided to or in the building. The building would be located on his property away from his home and would be accessed by man doors. The building is intended for personal use only to mainly preserve the antique cars and would not be used commercially. The building does contain a loft area, but it is mainly open area.

Vice-Chairman Brian Galbraith inquired if it was open space, and Zoning Officer, Wilbur Slothour confirmed that it is indeed open space and that it has met the required setbacks per the Zoning Ordinance 2006-1, as amended Section 202-C-1. Solicitor Shaffer inquired if there were any issues with the sand mound location, and both Engineer Brath and Zoning Officer Slothour confirmed that there were no issues. Supervisor David Buckwash asked for clarification of the overall height of the building. Mr. Wardrope confirmed that it is 25' tall, that it was a typo on the application noting that it was 24' tall. Supervisor David Buckwash noted that there

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was no issue after the clarification. Supervisor David Christensen inquired if the owner intended to put another driveway on the property, and Mr. Wardrope said that he did not. Supervisor Naomi Decker pointed out about errors in the name and address of two neighbors. She noted that Leslie Miller is noted at the address of 108 Gilbert Road, when it should be Ann Miller living at that address. Also, Naomi noted that Sarah Miller Coulsan's name is listed incorrectly. Solicitor Shaffer noted that would not be a significant issue in this matter. He further stated it would be an issue in a steep slope matter, which Zoning Officer Wilbur Slothour stated that there were no issues in this matter with steep slope.

Engineer Phil Brath inquired about the frequency of taking the show cars in and out on the property. Mr. Wardrope noted that it would be on the rare occasion. Engineer Brath noted that there would be a Stormwater Management Application involved and should stone area be used at the entrance/exit areas that Mr. Wardrope should make sure that it is discussed in that process as additional impervious areas.

Neighbor, Ken Lance then spoke and stated that he had no objections to the pole building being built. Supervisor Naomi Decker asked Engineer Brath if it would be taken into consideration during the Stormwater Management application process that the septic was on the down slope side of the building and Engineer Brath confirmed that it would, and also noted that there is a separation requirement between septic system and any stormwater features. No other neighbors or residents asked any questions.

A motion was made by David Christensen to approve the conditional use CUH2021-01 application with all evidence as presented at this meeting and contingent upon meeting Stormwater Management approval.

Second David Buckwash

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 applicant and Jason Weaver.

A motion was made by David Buckwash to close the CUH2021-01 hearing.

Second Naomi Decker

All in favor. The motion passed.

The hearing adjourned at 6:49 PM

Respectfully submitted,

Kerri J. Smith

Kerri J. Smith, Secretary
Franklin Township York County