

**FRANKLIN TOWNSHIP YORK COUNTY PA  
PLANNING COMMISSION FINAL MEETING MINUTES  
October 5, 2020 7:00 PM**

**ROLL CALL**

**PRESENT:**

Chairman Jennifer Kuntz  
Vice-Chairman John Perry  
PC Member David Christensen  
PC Member Andrew Baumgardner  
Engineer Andrew Reese  
Secretary Kerri Smith

**ABSENT: None**

**CALL TO ORDER:**

The October 5, 2020, Planning Commission ("PC") Meeting was called to order at 7:00 PM by Chairman Jennifer Kuntz. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see attached sign-in sheet.

**PLEDGE OF ALLEGIANCE AND PRAYER**

The Pledge of allegiance was led by Chairman Jennifer Kuntz and Prayer was led by Vice-Chairman John Perry.

**APPROVAL OF MINUTES**

**A motion was made by** Andrew Baumgardner to approve the September 14, 2020, PC Meeting Minutes.

**Second by** David Christensen

**Discussion:** There was no discussion.

**All agreed. The motion carried.**

**PLANNING COMMISSION DEADLINE**

The deadline for plan submission is October 9, 2020, for the next PC meeting on November 2, 2020.

**ADMISSION TO FRANKLIN TOWNSHIP AGRICULTURAL SECURITY AREA DOCUMENTS**

Copies of the AG Security documents filed on October 1, 2020, for properties 1 Brittany Lane, Dillsburg, PA, and 33 Brittany Lane, Dillsburg, PA were submitted for informational purposes only. Secretary Kerri Smith noted that the BOS is attempting to get a presentation with Doug Wolfgang, Director of Bureau of Farmland of York County Ag Preservation scheduled and asked if the PC Members would be interested in attending. Andrew Baumgardner and Chairman Kuntz expressed their interest in attending. Andrew gave a brief overview of the Agricultural Security and what it all entailed. Kerri is to inform the PC members of the presentation date once it has been scheduled.

**LAND DEVELOPMENT DEFINITION**

An email from Engineer Andrew Reese was sent to the members on October 2, 2020, with the attached definition of land development. Discussion ensued with Engineer Reese noting how the Municipal Planning Code ("MPC") and the Franklin Township Planning Committee's definitions are the same with the exception of the added wordage by Franklin Township regarding 1,000 square feet. Engineer Reese also discussed Section (1)(a) about the occupancy of buildings and proposed language if the PC wants to have that changed. Discussion ensued. The PC decided to leave the language for Section (1)(a) regarding the occupancy of the residential and nonresidential buildings to remain as it is currently stated in the MPC. No motion was made to change the language for Section (1)(a), only discussion was held. Engineer Reese further inquired as to whether a limit should even be placed on what is allowed for square footage. The PC further discussed 10,000 square feet and the benefits of increasing from 1,000 to 10,000 square feet. Chairman Kuntz is inclined to remove the square footage trigger out of the equation and noted that it just creates a hardship on the landowner

and the PC Members agreed. Engineer Reese will provide the language for review by the BOS at their October 14, 2020, meeting.

**A motion was made by** Vice-Chairman John Perry to forward a recommendation to the BOS to revise the language from 1,000 square feet to lacking any square foot reference and aligning with the York County Municipal Planning Code.

**Second by** David Christensen

**Discussion:** David Christensen inquired on the steps of approval. It was noted the PC would recommend the change to the BOS. The BOS would decide on whether or not to pass it along to the York County Planning Commission for review and approval.

**All agreed. The motion carried.**

#### **PRELIMINARY/FINAL LAND DEVELOPMENT L-CUBED PLAN**

Engineer Reese discussed that this plan is still tabled, and that he recently spoke with the Engineer for L-Cubed. L-Cubed is working on their revisions and will provide a revised plan to the PC soon. They have until November 30, 2020, to do so.

#### **ACCESSORY DWELLING UNITS/York County Planning Commission**

Engineer Reese noted that the Granny Flats subject still needs further discussion. Engineer Reese is going to reach out to Engineer Phil Brath regarding the BOS decision on the Granny Flats. Secretary Kerri Smith noted that Solicitor Shaffer is working on the language to present to the York County Planning Commission regarding the flag lots. Engineer Reese will be reaching out to Phil and Bret to discuss further.

David Christensen stated about the vacancy for a Planning Commission Member. Secretary Kerri Smith stated that there is an interested party. The BOS will be scheduling a date/time to interview this person. Anyone interested in serving on the Planning Commission may still email or mail their information to the Township office to be given an interview by the BOS.

No new plans were provided, there was no new business, and there was no one present in the audience in person or on Zoom so there were no questions from the floor.

**A motion was made by** David Christensen to adjourn the meeting at 7:27 PM.

**Second by** Vice-Chairman John Perry

**Discussion-**None

**The motion carried.**

Respectfully submitted,

*Kerri J. Smith*

Kerri J. Smith, Secretary