

FRANKLIN TOWNSHIP PLANNING COMMISSION
FINAL REGULAR MEETING MINUTES
October 7, 2019

PRESENT

Mark Wenrich
Todd Lyons
David Christensen
John Perry

Secretary Teresa Adams

GUESTS

See attached sign-in sheet

ABSENT

Jennifer Kuntz
Engineer Andrew Reese

Call to Order

Chairman Mark Wenrich called the Planning Commission meeting to order at 7:00 p.m.

Pledge of Allegiance and Prayer

The pledge of allegiance and prayer were led by Chairman Wenrich.

Route 15 Corridor – An informal discussion began prior to the meeting about the Route 15 Corridor project for possible locations of an overpass/interchange in the Township. Members of the PC asked if there was any discussion on where there may be placement of the such an overpass/interchange, if any in the Township by the BOS. It was said that a meeting was held with Carroll Twp. to discuss a proposed idea for such a location at Glenwood Road and that Carroll Twp. was hoping for something on the North side of Range End Road but more planning and discussion was needed before submitting ideas to PennDOT.

Approval of Minutes

September 9, 2019 Minutes

A motion was made by David Christensen to accept the September 9, 2019 PC Meeting Minutes as written.

Second by Vice Chairman Lyons.

Discussion: There was no discussion.

The motion carried.

Deadline for Plan Submission

Chairman Wenrich said the cutoff for plan submission is October 14, 2019 for PC meeting on November 11, 2019.

Plan Review

New Business

1. **There were no new plans submitted.**

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.

2. Tiny House Community – Dave Christensen said he spoke with Justin Evans, Township Manager for Mt. Joy Township. The community is in a medium density, residential area/nonconforming area. An old campground was rolled over into a Tiny House Community, since a campground was used state permitting was in place which made it easier for the conversion from campground to Tiny House Community. Most of the units are on wheels much like RV units, occupancy is limited to 180 days of living time making the sites not permanent living spaces. The community is currently on its own system with private well. There was talk of making the community hook up to public system but would be costly for the community to do so. Another concern the municipality faced was Building codes, does it fall under HUD inspection like mobile homes since they are on wheels or vehicles. Other things to consider for Tiny House Community would be Lot Size, Spacing, water and sewer, onsite inspection such as HUD or Zoning Officer, stick build/modular, dropped onto a pad, roads, would they be private or municipal. Land Development would be needed. It was discussed for Franklin Twp. the best fit for a Tiny House Community would be a campground. The PC asked David Christensen to contact Upper Allen Twp. to check on residence requirements for Messiah College students, would a Tiny House Community be suitable housing for students attending college.

Questions from the floor

There were no questions from the floor.

Other Business

Vice Chairman submitted a letter of resignation effective immediately as he is moving out of state for a job.

A motion was made by David Christensen to accept Todd Lyons resignation letter.

Second by John Perry.

Discussion: There was no discussion.

The motion was carried.

Adjournment

A motion was made by Vice Chairman Lyons to adjourn.

Second by John Perry.

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Teresa Adams

Teresa Adams, Secretary
Franklin Township York County

Next Meeting — November 4, 2019 (subject to change if meeting falls on Holiday)