

**FRANKLIN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 5, 2018**

**PRESENT**

Jennifer Kuntz            Naomi Decker  
Mark Wenrich            Engineer Phillip Brath  
Dana Taylor              Secretary Teresa Adams  
Naomi Decker

**GUESTS**

See attached sign-in sheet

**ABSENT**

Robert Edwards

**1. Call to Order**

**2. Pledge of Allegiance and Prayer**

Pledge led by Chairman Taylor and prayer given by Vice Chairman Wenrich.

**3. Approval of Minutes – January 8, 2018**

**Motion** was made by Mrs. Jennifer Kuntz

**Second** by Mrs. Naomi Decker. The motion carried.

**4. Deadline for Plan Submission for April 2, 2018 meeting (March 12, 2018)**

**Motion** was made by Mrs. Kuntz to approve Plan Submission Deadline to be March 12, 2018 for the April 2, 2018 Planning Commission Meeting.

**Second** by Vice Chairman Mark Wenrich.

**Discussion** ensued about approving the deadline date for plan submission. It was decided that a vote was not necessary as they were approved at Re-organization in January but rather mention what the cut off date for plan submission is for the next meeting.

**The motion carried.**

**5. Plan Review**

**Old Business**

No old business at this time.

**New Business**

**Heavenwood Farm Preliminary/Final plan review-** Chairman Taylor opened the floor for Heavenwood Farms discussion. Engineer Chris Hoover represented the Spiece's. Engineer Hoover addressed the board and the public. Engineer Hoover said they didn't come before the board seeking any action as they submitted a letter requesting to table the plan. Engineer Hoover said they did meet with engineer Brath to go over some revisions to the plan and he will be addressing Engineer Brath's comments as well as York County planning comments.

Chairman Taylor said that since they requested to table the plan and make changes it's redundant to even review the plan.

Engineer Hoover said they will be looking for some waivers relative to some of the subdivision requirements. He said he has had discussion with the Township Zoning Officer regarding Commercial versus Agricultural Use. Engineer Hoover said yes, there will be a commercial component to the property but all agricultural use has some component of commercial use. Engineer Hoover said this is

not a large operation that shows the public coming in and that Stephanie Spiece does give a few lessons. Engineer Hoover said they have complied with the conditional use provided for the area. Engineer Hoover said storm water management and erosion control also fall under this as well as driveway and road access.

Mrs. Decker said she had concerns regarding blasting during construction as the property is known to have sinkholes. Engineer Hoover said the property does contain bedrock but most of the work to the property is fill in and leveling of ground on the property. Chairman Taylor clarified the construction to be putting up a pole building. Engineer Hoover said they could add a new blasting clause to the plan to ensure there isn't a blasting on the property. Engineer Hoover said they would also come prepared with a time extension request just in case it's needed.

**Motion** was made by Chairman Taylor to table the Heavenwood Farm plan until April meeting.

**Second** by Vice Chairman Wenrich.

**The motion carried.**

## **9. Questions from the Floor**

There were no questions.

## **10. Other Business**

**2 Acre minimum for Open Space** -Engineer Brath said some time ago the Board of Supervisors ask him to review the Zoning Ordinance on Open Space requiring a 4 acre lot minimum. He said there are a few places in the ordinance the 4 acre lot minimum is mentioned one of those is the industrial section but he doubts changing it would have much of an impact. He said in Open Space on page 37 of the ordinance the main item of contention is the maximum density. One dwelling unit for nonresidential per lot of 4 acres and the rest of the section is based on 2 acres. Engineer Brath said he believes the steps to remove this is to get rid of item 1. Vice Chairman Wenrich clarified if section 1 were eliminated that would leave all the requirements for 2 acres left in the ordinance. Engineer Brath said that is correct. Engineer Brath said it still leaves section 2E. Engineer Brath said there are a few other areas that indicate 2 acres such as a Cluster Development. Engineer Brath mentioned a few other sections and the ordinance that had 5 acre lot requirements.

**Motion** was made by Vice Chairman Wenrich of the open space zoning ordinance under section 202.F.1.A; Remove "1 dwelling unit on Nonresidential Lot per 4-Acre Lot."

**Second** by Chairman Taylor.

**The motion carried.**

Engineer Brath said the board would need to forward their decision to the Township Solicitor.

## **11. Adjournment at 7:22 p.m.**

**Motion** was made by Chairman Taylor to adjourn.

**Second** by Mrs. Jennifer Kuntz. The motion carried.

Respectfully submitted,

Teresa Adams, Secretary

Franklin Township York County

**Next Meeting – April 2, 2018 (subject to change if meeting falls on Holiday)**