

**FRANKLIN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
May 7, 2018**

**PRESENT**

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

**GUESTS**

See attached sign-in sheet

**ABSENT**

Dana Taylor & Robert Edwards

**1. Call to Order by Vice Chairman Mark Wenrich**

The April 2, 2018 Planning Commission Board meeting was called to order at 7:05 p.m.

**2. Pledge of Allegiance and Prayer**

Pledge led by Vice Chairman Wenrich and prayer led by member Naomi Decker.

**3. Deadline for Plan Submission for June 4, 2018 meeting (May 14, 2018)**

Vice Chairman Wenrich announced the Plan Submission Deadline as indicated above.

**4. Approval of Minutes – April 2, 2018**

The minutes for April 2, 2018 Planning Commission meeting were not approved as there were not enough commission members present who attended the April meeting to form a quorum. Minutes to be approved at the June 4, 2018 Planning Commission meeting provided enough members present to form quorum.

**5. Plan Review**

**Old Business**

There wasn't any old business.

**New Business**

**Williams Subdivision and SWM plan review as amended**

Eric Diffenbaugh represented the Williams. Engineer Diffenbaugh explained the plan is for subdividing 17 acres off original 40-acre parcel. Engineer Diffenbaugh said the owners are planning to build a house on the 17-acre parcel but need to reposition the house location as the current position for the home falls on steep slope so there is a need to reposition the home to be within the steep slope guidelines as defined in the current ordinance. Engineer Diffenbaugh said he is confident the home can be positioned to meet the current guidelines and not have to make changes to the SWM plan that has been submitted. Engineer Diffenbaugh said a substantial SWM plan was submitted due to disturbance of an area greater than 1 acre, which requires an NPEDS permit from DEP. Engineer Diffenbaugh had some questions regarding the Township Engineers review comments. Engineer Diffenbaugh ask what substantial improvements are, does it include retaining walls to be out of the 15% considered for steep slope. Engineer Brath said yes, this includes retaining walls, they can't be in steep slope. Pertaining to the SALDO section on costs for road frontage, is the cost just for the section being developed? Engineer Brath said it's on the entire frontage of the lot being developed, lot 1, 1A and 2. Engineer Diffenbaugh ask if there could be a waiver for the residual piece. Engineer Brath said yes, there have been waivers on residual pieces. Engineer Diffenbaugh ask if he could request a waiver on the residual

piece. Engineer Brath said yes, he may poll the Board and see what they think. Engineer Diffenbaugh said he just needed to know which direction to go to see if it would be a waste of time. Mrs. Decker ask if Engineer Diffenbaugh was asking if the request was for the house? Engineer Diffenbaugh said yes, for the house. Engineer Brath said in zoning section 424.1 there is a prohibition in the side lots, the Panhandle's having to be between 25 and 45 feet and are shown on the plan, however, in one section it's 75-feet, this provides a problem in the future considering what is shown on the plan, this is not in compliance with the ordinance. That piece needs to be removed or made much thinner. Engineer Diffenbaugh clarified that it must be 25 to 45 feet or remove it entirely. Engineer Brath said that is correct. Engineer Diffenbaugh said that he believes the only reason that was shown on the plan is for access to a trail that exists on the property. Engineer Diffenbaugh said the other review comments can be addressed and the main reason for coming to the meeting was to request the plan is tabled to allow a chance to work on the review comments, reposition the house, and be able to clean up the plan and the review comments for the next meeting. Engineer Brath said he would like to address comment number nine regarding two lots to be consolidated. He said he would like to see a deed of consolidation. Engineer Brath said he can send a note that he would like to be placed on the plan to read, Lot 1A is not approved as a separate building lot and must be added to lands now or formerly owned by Clinton R. and Joan L. Williams, tax parcel number, a deed of consolidation shall be written and recorded in York County Courthouse. Engineer Brath said that would answer number 9. Engineer Brath ask if there were any other questions. Engineer Diffenbaugh said pertaining to question number 4 regarding notice be sent to adjoining property owners, is that for the subdivided lot or the entire property. Engineer Dieffenbach said he assumes it's for the entire property. Engineer Brath said yes, it's for the entire property. Engineer Brath ask if plan review letters and necessary paperwork were submitted to York County. Engineer Diffenbaugh said yes, but he has not heard anything back. Engineer Brath said to confirm the address with the Township. Mrs. Decker ask what is needed in confirming the address. Engineer Brath said the review comment says to get the new address from the post office but it comes from the Township. Mrs. Decker ask if it was for the existing property or the new property. Engineer Brath said for the new property. Mike Ryan said the address confirmation is needed for mapping too which needs to be included on the letter of consolidation. Engineer Diffenbaugh clarified the Township would give him the address. Mr. Ryan said yes, the zoning officer would provide it. Engineer Brath said the plan needs to show the setback lines but everything else is explanatory. Mrs. Decker ask if you needed a subdivision to get an address. Engineer Brath said yes, it's kind of like the chicken or the egg scenerio. Engineer Brath said you must have subdivision to get the address and Mrs. Decker said that's for it to be recorded. Engineer Brath said yes that's correct. Engineer Diffenbaugh ask the plan be tabled until June's meeting.

**Motion** was made by Jennifer Kuntz to table the Williams subdivision plan until the next month's meeting.

**Second** by Naomi Decker.

**The motion carried.**

## **6. Public Comment**

There was no public comment.

## **7. Adjournment at 7:16 p.m.**

**Motion** was made by Jennifer Kuntz to adjourn.

**Second** by Naomi Decker

Respectfully submitted,

Teresa Adams, Secretary  
Franklin Township York County

**Next Meeting – June 4, 2018 (subject to change if meeting falls on Holiday)**