

**FRANKLIN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 6, 2018**

1. Call to Order by Chairman Dana Taylor at 7:00 p.m., August 6, 2018

2. Roll Call

<u>PRESENT</u>		<u>GUESTS</u>
Dana Taylor	Rob Edwards	See attached sign-in sheet
Jennifer Kuntz	Engineer Phillip Brath	
Naomi Decker	Secretary Teresa Adams	
Mark Wenrich		<u>ABSENT</u>
		None

The meeting was held at the Franklin Township Municipal Building, 150 Century Lane, Dillsburg, York County, PA. Visitors please refer to attached sign-in sheet.

3. Pledge of Allegiance and Prayer

Pledge of Allegiance led by Chairman Taylor. Prayer said by Vice Chairman Wenrich.

4. Approval of minutes: July 9, 2018 minutes

A motion was made by Jennifer Kuntz to accept the July 9, 2018 minutes as submitted.

Second by Member Naomi Decker.

The motion carried.

5. Plan Submission Deadline – Chairman Taylor announced the deadline date for plan submission is August 17, 2018 for the PC meeting held on September 10, 2018.

6. Plan Review

Old Business

1. Review YCPC recommendations Zoning Ordinance Steep Slope Overlay

Vice Chairman Wenrich said he was to the York County planning commission meeting on July 17, 2018 where they voted to recommend the zoning ordinance for steep slope overlay be adopted with a few minor amendments.

A motion was made by Vice Chairman Wenrich to submit the ordinance to the Board of Supervisors recommending approval by the Board of Supervisors based on the recommendation from the York County planning commission.

Second by member Rob Edwards.

Discussion ensued.

Mrs. Decker said on page 5, G5, pertaining to road width of a flagpole lot shall be adequate to manage stormwater and comply with the requirements of Township ordinances and driveway construction shall follow the natural topography to the maximum extent practicable, demonstrating that no other routing is feasible. Cuts and fills shall be minimized. Mrs. Decker said to get the width needed to go back and forth you may have to go greater than 50 feet and if so does this open access to multiple housing and if so then it could become a public Street. Engineer Brath said in some cases it does provide that opportunity if it's done to the Township

standards. Mrs. Decker said then there could be a development. Engineer Brath agreed that if the property is large enough there could be a development.

Mrs. Gingrich said she too attended the York County planning commission meeting and she had concerns. Mrs. Gingrich said she believed the YCPC had intentions of striking the “uses as of right”, the purpose of the ordinance is to give people that have lots that are unable to use them for any ascendable purpose, to take away the uses they have now without going to a conditional use hearing would be counter intuitive to that purpose, because now if they want to timber the property or have a natural preserve or something, they would have to go through the conditional use process where currently they do not have to do so. Mrs. Gingrich said the ordinance currently says they can do these things “as of right” as long as they are not creating any disturbances or anything else, but the YCPC wants all the provisions written that permit “uses as of right” which Mrs. Gingrich feels are counter intuitive of the purposes of the ordinance amendment. Gingrich asked the Township planning commission to consider striking out the provisions for “uses as of right”.

Mr. Cummings said that he also attended the York County planning commission meeting. He asked could the Board of Supervisors set the conditions for a driveway at a conditional use hearing for multiple dwellings on a flag lot. Engineer Brath said yes, they could set the conditions. Mr. Cummings said as far as the “uses permitted by right” being stricken, what the Township is really getting into is any disturbance of the land. Mr. Cummings said his argument all along is there’s an A and B, 25% slope is the proposed maximum and 15% slope triggers a conditional use hearing.

Mrs. Gingrich asked based on Mr. Cummings comments if someone met all the criteria for a public road could the Township deny the use under conditional use hearing, she said she didn’t believe they could. Mrs. Gingrich said if they meet all the conditions of a public road then the public road would have to be granted. Engineer Brath said the Township does not have to accept it and Mrs. Gingrich clarified the Township does not have to accept the dedication of a public road. Engineer Brath said that is correct. Mrs. Decker asked if it could be done as a private Street. Engineer Brath said yes, unless the Township does not allow it, but he thinks that it is allowed under certain conditions. Engineer Brath said it is discouraged as it creates problems.

The motion carried.

2. Livestock in Residential Area Chairman Taylor said she has not had the opportunity to review the information that was provided and thanked supervisor Cummings for providing information relative to the topic. Mrs. Decker said she just began reviewing the information and what she has reviewed is very interesting, but she hasn’t been able to review all the information she received. Chairman Taylor said she recommends tabling the topic until next month’s PC meeting to allow more time for review of the information received. Mrs. Kuntz said she agrees, there are a lot of references in the material received to state laws and she would hate to get caught up in a situation due to state regulation as the state does govern a lot of the animal laws. **A motion** was made by Vice Chairman Wenrich to table the review of livestock in a residential area until next month’s PC meeting.

Second by Chairman Taylor.

The motion carried.

Engineer Brath asked Mr. Cummings if he found any information from York County. Mr. Cummings said he did not find anything from York County. Engineer Brath said he did see information from Cumberland County and can't imagine that York County doesn't have something regarding livestock. Chairman Taylor said she would research to see if she could find affirmation from York County.

3. Granny Flats

Chairman Taylor said the definition of a Granny flat is that the flat is a temporary structure and not permanent. Engineer Brath said one of the decision points is does the PC want the flat to become a permanent structure which York County is not in favor of a permanent structure. A discussion ensued on the work required to set up and remove temporary structures and about architectural design, which is not a decision determined by the PC but rather falls under zoning. Discussion regarding a temporary structure and the use of a holding tank for sewage, other municipalities time line for the structure to be removed once it is no longer needed for its original intended purpose and how long a temporary structure can be on a property. The board talked about attached versus detached structures. Mrs. Kuntz and Chairman Taylor said there was a lot of information to cover and recommended for each board member to go over their copy of the ordinance and make notes on questions and recommendations they may have, and the board will review their notes at the next month's meeting. Engineer Brath clarified that the PC does want granny flats in the Township, and he asked if they preferred attached or detached structures. The board answered it would be specific to the situation.

A motion was made by Chairman Taylor to review PC boards individual questions and concerns along with YCPC's recommendations for granny flats and present them at next month's PC board meeting.

Second by Rob Edwards.

The motion carried.

4. Gingrich plan - Sec. Adams said the plan was submitted at York County Courthouse for recording and she has a copy to be placed on the planning rack at the Township office which the PC board needs to sign.

New Business:

There wasn't any new business to discuss.

7. Questions from the Floor.

There weren't any questions from the floor currently.

8. Other Business:

No other business currently.

9. Adjournment at approximately 7:37 p.m.

Motion was made by Jennifer Kuntz to adjourn.

Second by Naomi Decker

The motion carried.

Respectfully submitted,

Teresa Adams, Secretary
Franklin Township York County

Next Meeting – September 2018 (subject to change if meeting falls on Holiday)