

**FRANKLIN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 10, 2018**

1. Call to Order by Chairman Dana Taylor at 7:10 p.m., September 10, 2018

2. Roll Call

PRESENT

Dana Taylor Rob Edwards
Naomi Decker Engineer Ashley Duncan
Mark Wenrich Secretary Teresa Adams

GUESTS

See attached sign-in sheet

ABSENT

Jennifer Kuntz
Engineer Phillip Brath

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 Mark Wenrich.

4. Approval of minutes: August 6, 2018 minutes

A **motion** was made by Member Naomi Decker to accept the August 6, 2018 minutes as submitted.

Second by Member Rob Edwards.

The motion carried.

5. Plan Submission Deadline – Chairman Taylor announced the deadline date for plan submission is September 10, 2018 for the PC meeting held on October 1, 2018.

6. Plan Review

Old Business

1. Goda/Fleming Plan review

A **motion** was made by Member Naomi Decker to recommend to the BOS to deny the Goda/Fleming plan unless a Time Extension Request is submitted to the BOS in time for their upcoming meeting on September 12, 2018.

Second by member Rob Edwards.

The motion carried.

2. Williams Plan review

A **motion** was made by Member Naomi Decker to recommend to the BOS to deny the Williams Subdivision plan unless a Time Extension Request is submitted to the BOS in time for their upcoming meeting on September 12, 2018.

Second by member Rob Edwards.

The motion carried.

3. Livestock in Residential Area

Come back to topic after reviewing the Eichelberger plan.

New Business:

1. Eichelberger, 1294 S. Mountain Road Subdivision/Land Development plan review

Engineer Hoover spoke on behalf of the Eichelbergers. Engineer Hoover said the intent is to make Lot 2 meet the current ordinance requirements of road frontage and the minimum 2 acre lot size by adding property from Lot 1 to Lot 2. Engineer Hoover said a stormwater management plan was submitted and approved for Lot 1 by the Township Engineer, however, he is waiting on the weather to cooperate to be able to implement the plan. Engineer Hoover said he would like to submit a waiver request for Lot 2 for a stormwater management plan until building begins on the lot. Engineer asked if there was an existing HOP in place and if so could a copy be submitted to the Township. There was discussion on the current driveway regarding sight distance and meeting Township requirements. Engineer Hoover said the proposals being submitted are making Lot 2 better. Supervisor Decker said the subdivision needs to have a name and not just the property address. Engineer Hoover asked for additional time to submit revised plans and address Engineer Brath's comments.

Motion was made by Chairman Taylor to grant Plan Submission deadline extension until close of business September 11, 2018 to address the Township Engineer's comments for the plan.

Second by Vice chairman Wenrich.

The motion carried.

Motion was made by Chairman Taylor to table the Eichelberger Subdivision plan until October 1, 2018 PC meeting.

Second by Mrs. Naomi Decker PC member.

The motion carried.

Return to Old Business

6.3 Livestock in Residential Area

Discussion ensued. The members discussed that a definition of livestock is needed and agreed clarification is needed on commercial versus noncommercial livestock. Secretary Adams said most common question from residents is if goats, chickens or horses are permissible. They reviewed ordinances from other neighboring municipalities. The committee agreed that clarification is needed on Zoning District restrictions/limitations. The committee asked who is responsible for enforcing the number of livestock. Chairman Taylor recommended to table the topic and each PC member needs to bring ideas back to the next meeting regarding definition of livestock and zoning restrictions/limitations.

Motion was made by Chairman Taylor to table the topic until October 1, 2018 PC meeting.

Second by Mrs. Naomi Decker.

The motion carried.

6.4 Granny Flats

Discussion ensued. Chairman Taylor said the idea behind Granny Flats is that it is a modular structure or detached from the primary residence, which is removable. Something that is attached or part of the primary residence is an in-laws quarters. Chairman Taylor said her understanding

of the definition of a granny flat as stated in the ordinance is that it's an in-laws quarter. The PC committee reviewed Zoning Ordinance Section 427 subsection D; Section 427 and Section 428. Chairman Taylor proposed there should be 2 definitions, 1 for Granny Flat and 1 for in-laws quarters. Chairman Taylor said her view is that a temporary facility should be on a holding tank so that both can be removed when they are no longer in use. The committee said there needs to be definitions of a Granny Flat and an in-laws quarters and said this should be reviewed further, maybe look into surrounding municipalities, like Carroll Township who has information under their "Family" section in their ordinances and the information that is found should be brought to the meeting in October.

Motion was made by Chairman Taylor to table the discussion until October 1, 2018 PC meeting.
Second by Rob Edwards.
The motion was carried.

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 8:07 p.m.

Motion was made by Mrs. Naomi Decker to adjourn.

Second by Rob Edwards.

The motion carried.

Respectfully submitted,

Teresa Adams, Secretary
Franklin Township York County

Next Meeting – October 1, 2018 (subject to change if meeting falls on Holiday)