**FRANKLIN TOWNSHIP YORK COUNTY**

**PLANNING COMMISSION (PC) REGULAR**

**MEETING MINUTES**

**October 8, 2024**

**Present**: Chair Richard Wisher, Fred Deluca, Dave Sprigg, Secretary Traci Kauffman, Engineer Phil Brath

**Absent:** Matthew Thomas

The October 8, 2024, Planning Commission (PC) Regular Meeting was called to order at 6:00 pm by Richard W. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see the attached sign-in sheet.

The Pledge of Allegiance was led by Richard W. and Prayer by Dave S.

Approval of Minutes:

A motion was made by Fred D. to approve the regular PC Meeting Minutes of September 10, 2024. Second by Dave S. There was no discussion. The motion carried.

The deadline for plan submission is October 22, 2024, for the next PC meeting on November 12, 2024.

Subdivision Plan Review:

Preliminary-Final Minor Subdivision Plan A & B – 531 Clear Springs Road – Micah Stiffler. Matt Witters, Project Manager of Eustace Engineering was present and indicated the purpose of this plan is to subdivide the 131.43-acre property into two lots (Proposed Lot 1 of 17.13 acres and Residual Lot assumed at 114.3 acres, less dedicated areas). No earthmoving, building or construction is proposed by the Plan. However, it is creating a building lot. The subject Lots for this plan are bound by Clear Springs Road (SRT4038), Lake Lea Drive (T833) and Scotch Pine Road (T865) and split by SR015. This is located in the Open Space Zone. This is currently in Farmland Preservation Trust and will remain that way. Phil Brath’s comment letter of October 3, 2024 was discussed and reviewed. The requested waivers from the applicant engineer’s updated waiver request letter of September 12,2024 revised October 4, 2024 were reviewed. Waiver #1 is not needed because this is a minor plan. Waiver #8 is not needed because there is no building being done at this time, and Waiver #10 as Applicant agree to a Fee in Lieu of will be paid by the applicant.

A motion was made by Fred D. to recommend approval of waiver #2 Section 306.A. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Dave S. to recommend approval of waiver #3 Section 306.D.31. Second by Fred D. There was no discussion. The motion carried.

A motion was made by Fred D. to recommend approval of waiver #4 Section 4.101.C.2 – Clear Spring Road Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fred D. to recommend approval of waiver #5 Section 4.101.C.2 – Lake Lea Drive. Second by Rich W. There was no discussion. Dave S. opposed. The motion carried.

A motion was made by Fred D. to recommend approval of waiver #6 Section 414 with a note on the plan that this requirement will be deferred to time of building permit. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fred D. to recommend approval of waiver #7 Section 501.D.1 with a note on the plan that this requirement will be deferred to time of building permit. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fred D. to recommend approval of waiver #9 Section 4.101.C.2 – Scotch Pine Road. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fred D. to recommend approval of the plan based on the satisfaction of the comments in the Township engineer’s letter of October 3, 2024 be satisfied prior to the presentation to the Board of Supervisors (BOS) at their November 13, 2024 meeting. Second by Fred D. There was no discussion. The motion carried.

Other Business – There was no other business.

Discussion of Zoning Amendments: The Solar Ordinance amendment and revisions were provided by the Solicitor.

A motion was made by Fred D. to recommend approval of the revised Solar Ordinance being presented to the BOS for their approval. Second by Dave S. There was no discussion. Motion carried.

A motion was made by Fred D. to reexamine the ordinance requiring a two-acre lot minimum be changed back to a 4-acre lot minimum. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Dave S. to adjourn at 7:36 pm. Second by Fred D. There was no discussion. The motion carried.

Respectfully submitted,

Traci R. Kauffman

Traci R. Kauffman, Secretary

Franklin Township