FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
May 12, 2026 6:00 PM

ROLL CALL
PRESENT: Fred DeLuca, Dave Sprigg, Matthew Osmulski, Thomas Keefer III, Ken DeShong, Engineer Phil Brath, Secretary Lyndsey Gibb

CALL TO ORDER:
The May 12, 2026, the Planning Commission ("PC") Regular Meeting was called to order at 6:00 pm by Dave Sprigg. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see the attached sign-in sheet.

PLEDGE OF ALLEGIANCE AND PRAYER
The Pledge of Allegiance and Prayer were led by Dave.

APPROVAL OF MINUTES
A motion was made by Dave to approve the April 14, 2026 Regular Meeting Minutes.
Second by Thomas, motion passed.

PLANNING COMMISSION DEADLINE
The deadline for plan submission is May 18, 2026, for the next PC meeting on June 9, 2026.

PLAN REVIEW
Boxx Modular/10 Century Ln- Micah Paules and Jim Verzinski were present in regard to this plan. The plan is for a storage yard for Boxx Modular office and job trailers. It is currently three parcels, and the plan proposes to consolidate them into one. The HOP permit has been obtained. The driveway has been moved on the plan to help with sight distance and safety. No additional sewage will be added but a grey water holding tank will be put in place. The township SEO Keith Hunnings has given his approval to the plan. They have begun the speed submission process for the E&S plan. Phil brought question to the lighting and height of it. Jim Verzinski agreed lesser light than shown on the plan that can be used at the townships approval. Phil will follow up with the Zoning Officer to get his approval of the plan. The applicant is still planning on providing a fee in lieu in place of recreation. The project was projected to be completed by summer of 2027 at the latest as Mr. Verzinski stated. Three waivers have been requested. The waiver of preliminary planning, a waiver of road widening, and a waiver for no additional curb installation. A motion was made by Fred to recommend approval for the waiver of preliminary planning. Second by Matt, motion past. A motion was made by Dave to recommend approval to wave the Century Lane road improvement requirements. Second by Thomas, motion passed. A motion was made by Fred to recommend approval to wave Cherry Lane road improvement requirements. Second by Dave motion passed. Motion by Fred to reject the waiver for Range End Road and accept a fee in lieu for future paving to be completed on the townships behalf. Second by Matt, motion passed. A motion was made by Dave to recommend approval for the waiver asking not to put curbing along Range End Road. Second by Thomas, motion passed. A final motion was made by Fred to recommend approval for the Boxx Modular Land Development Plan at 10 Century Lane to the board of Supervisors dependent on the satisfaction of the Township Engineers letter dated May 7, 2026. Second by Dave, motion passed.

ORDINANCE AMENDMENTS
Data Center Ordinance- The comments received back from the York County Planning Cmmission were reviewed. Only minor findings and errors. A motion was made by Thomas to accept the Data Center Ordinance as written with the corrections to be made from the York County review letter. Second by Matt, motion passed.

Phil will discuss with the Board of Supervisors what ordinance they would like the Planning Commission to begin working on next. Phil recommends looking at the topics of infrasound and gas turbine generators.

OTHER BUSINESS

There was no other business.

A motion was made by Dave to adjourn the meeting at 6:56 PM. Second by Fred. Motion passed.

Respectfully submitted,
Lyndsey Gibb
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