

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
July 14, 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 July 14, 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 Ken to approve June 9, 2026 Regular Meeting Minutes. Second by Thomas, motion passed.

PLANNING COMMISSION DEADLINE

The deadline for plan submission is July 21, 2026, for the next PC meeting on August 11, 2026.

PLAN REVIEW

A subdivision plan was submitted for 609/613 Range End Road to consolidate two lots. Property owner Dave Young as well as his engineer Bill Davis from Gordon L. Brown and Associates Inc were present. The intent behind this is to combine the lots for his family to be able to acquire a deed for the property purchased as well as for the parcel he currently owns. There is no intention for development. A wetlands report is being conducted. It was established that a wetlands buffer will be needed from the existing wetland area. Lot 1 contains a well and public sewer and Lot 2 contains both public sewer and water. The Township Engineer comment letter dated July 9, 2026 was addressed with the applicant and his engineer. It was recommended that a waiver request for curbing requirements be submitted as well as a waiver request for road improvements. In regard to the right of way case law was presented from the applicants engineer. The township solicitor will review these documents. There has been no Stormwater Management proposed at this time. It was noted that a Deed of Consolidation will need to be prepared as well. The applicant's engineer plans to submit a time extension to the township through the week after the October 14, 2026 Board of Supervisors meeting.

ORDINANCE AMENDMENTS

The Planning Commission has begun working on constructing an ordinance regarding noise frequency and infrasound. This may be separate from the Data Center Amendment to the Zoning Ordinance or be a stand-alone ordinance on its own. There is no intention for this to affect any residential noise. Phil provided an updated draft ordinance to the planning commission members. Topics such as applicability and exemptions were discussed.

OTHER BUSINESS

There was no other business.

A motion was made by Dave to adjourn the meeting at 7:30 PM. Second by Matt. Motion passed.

Respectfully submitted,
Lyndsey Gibb
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