

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
April 11, 2023 7:00 PM**

ROLL CALL

PRESENT:

Chair Richard Wisher, Vice-Chair John Perry, PC Member Fred DeLuca, Secretary Traci Kauffman, Engineer Phil Brath, PC Member Dave S.

ABSENT: PC Member Kevin Cummings, ZO Wayne Smith

CALL TO ORDER:

The April 11, 2023, Planning Commission (“PC”) Regular Meeting was called to order at 7:02 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.

PLEDGE OF ALLEGIANCE AND PRAYER

The Pledge of Allegiance was led by Richard W. and Prayer by John P.

A motion was made by Fred D. to approve the March 14, 2023, PC Meeting Minutes.

Second John P.

There was discussion regarding the second page being missing. It was provided and the motion was completed.

All in Favor. The motion carried.

PLANNING COMMISSION DEADLINE

The deadline for plan submission is April 18, 2023, for the next PC meeting on May 9, 2023.

PLAN REVIEW

Subdivision Plan – 313 Franklin Church Road – Greenview LLC

There was no representative present to review the plan, and the comment letters from Engineer Phil Brath and the York County Planning comment letter. The applicant will need to request a time extension from the Board of Supervisors.

A motion was made by Fred D. to table the 313 Franklin Church Road Subdivision Plan until the May 9, 2023 meeting.

Second John P.

There was no discussion.

All in Favor. The motion carried.

Subdivision Plan – 11 By Pass Road – Byers

Mr. Phillip Garland was present as the Equitable Owner to review the plan. Mr. Garland provided a packet of information to all commission members, the secretary, and Engineer Phil Brath. The informational pages have been made part of the packet for this meeting. Dave S. indicated that the plan was not complete when it came in. The property to be subdivided is a non-conforming lot. The minimum lot size needs to be 1.0 acres for lots served by public water or public sewer under Section 203.F.2. There were differing opinions by the PC and the representative on whether a zoning variance would be needed because of the non-conforming lot. Discussion ensued.

A motion was made by John P. to deny on the basis of a zoning variance being needed on a non-conforming lot and any unsatisfied comments on Phil Brath’s Comment Letter of 4/6/2023 and the YCPC Comment Letter of 1/5/2023.

Second Fred D.

There was no discussion.

All in favor. The motion carried.

ORDINANCE AMENDMENTS

The Accessory Dwelling Unit (ADU), formerly granny flats, memorandum from Solicitor Bret Shaffer was presented for the PC's review. Each item in the memo was discussed and reviewed. Discussion ensued. The PC will continue their review at next month's meeting.

A motion was made by John P. to table the ADU memo until the May 9, 2023 meeting.

Second Fred D.

There was no discussion.

All in favor. The motion carried.

The Solar Energy System (SES) memorandum from Solicitor Bret Shaffer was presented for the PC's review.

A motion was made by John P. to table the SES memo until the May 9, 2023 meeting.

Second Dave S.

There was no discussion.

All in favor. The motion carried.

NEW BUSINESS

There were no questions from the floor.

A motion was made by Dave S. to adjourn the meeting at 8:57 PM.

Second by Fred D.

Discussion-There was none.

All in favor. The motion carried.

Respectfully submitted,

Traci R. Kauffman

Traci R. Kauffman