

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
August 13, 2024**

Present: Chair Richard Wisner, Fred D, Dave Sprigg, Matthew Thomas, Secretary Traci Kauffman, Engineer Phil Brath

Absent: No one

The August 13, 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 Dave S. to approve the regular PC Meeting Minutes of June 11, 2024. Second by Matt T. There was no discussion. The motion carried.

The deadline for plan submission is August 20, 2024, for the next PC meeting on September 10, 2024.

Subdivision Plan Review:

Land Development Plan for Gerald & Marjorie Jones – 156 Old Cabin Hollow Road – Warrington Farms Meats. Delvin Zullinger of Curfman & Zullinger Surveying indicated that the land development plan was for the addition of the parking lot and the stormwater management facilities that are included in the plan. Located on the South side of Old Cabin Hollow Road. Warrington Meats is located in the Residential and Open Space District. The land development plan being worked on is in the Residential Zone. There have been a couple of Zoning Hearing cases that apply to this property, they are consistent with the Zoning Hearing Board. This gave them the ability to extend the existing business that was there, when the zoning went to residential, so they could expand the business and continue to use it even though it is in the residential zone.

Delvin requested that since the stormwater plan has been approved, they would like to begin working on the stormwater basin before winter gets here. Phil B. indicated that he is agreeable to making that happen but will check to make sure the Supervisors had no objection. Delvin requested the plan be tabled and also requested that the PC recommend that the Board of Supervisors grant a time extension of 90 days.

A motion was made by Matt T. to table the plan until the comments can be satisfied and make a request to the Board of Supervisors to grant a time extension of 90 at the Board of Supervisors meeting on August 14, 2024. Second by Fred D. There was no discussion. The motion carried.

11-15 Rocky Ridge Road – Final Subdivision Plan for 11 -15 Rocky Ridge Road. The purpose of this plan is to consolidate Lot 1, Existing Tracts 1 & 2 and also a Lot Addition to Lot 1 via the subdivision of Lot 2. The Lots are located along Rocky Ridge Road (T-852), southeast of South Mountain Road. Matthew Fisher of RJ Fisher and Associates was here to represent the applicants. The comments were discussed and addressed from the letter of August 1, 2024 from Engineer Phil B. There was discussion of Dillsburg Area Authority (DAA) providing water and sewer hookups. Mr. Fisher held a meeting with DAA regarding the extension of the water line using the hydrant from the North and DAA indicated they did not see any problems with that. It can be treated as a separate extension along Rocky Ridge Road for future development of that tract. The neighbors across the street being connected would be based upon if the Township has an ordinance requiring them to do that. DAA indicated that they did not think the Township had an ordinance and whoever wanted to connect could and anyone else could keep their well. There was discussion regarding the Fanus tract getting hooked up to public sewer. The SEO, Gary Morrow, was out and inspected the current septic system on the

Fanus property and said it has some issues that need addressed. There would need to be an official agreement with a time line of when that would happen signed by Gary Fanus. There is more information required from DAA about who would be required to connect according to our ordinance. Phil B. requested a copy of the letters that were sent to the adjoining property owners with proof of them being mailed. There were several waivers requested and each waiver requested needs to be on the Township approved form. The waivers reviewed are found on Engineer Phil Brath's letter Section IV under Waiver Requests. The first waiver is for land/development and the applicant is requesting a waiver from submitting the plan as a preliminary plan that the ordinance requires. Applicant is requesting modification from the ordinance requirement of providing recreational area or fee in lieu of recreational area prior to recording the plan. The applicant is requesting modification from the ordinance requirement to defer the required improvement of when land development fronts a public road, the Township shall require the developer to improve the roadway to meet minimum cartway requirements. There was a discussion regarding the future impact of this action and water extensions and future sewer extensions. The waivers were discussed but there were questions on if the plan would pass at all with or without waivers.

A motion was made by Dave S. to recommend approval of the plan with noted comments and requirements of DAA with action on waivers to follow. Second by Rich W. There was no discussion. Dave S. and Rich W. voted yes. Fred D. and Matt T. voted no. Tie vote. The motion fails.

Discussion was held asking for more information from DAA regarding whether residents would be forced to hook up to sewer and water. Discussion ensued.

Discussion on how to move the plan forward to deny or approve the plan was had including discussion to move it to the Board since it died at the PC meeting level.

A motion was made by Dave S. to move this plan to the Board of Supervisors for their consideration with comments and concerns provided from this August 13, 2024 PC meeting along with the plan. Second by Fred D. There was no discussion. The motion carried.

Resident Jessica Ort of Rocky Ridge Road indicated that she is concerned about this lot consolidation for future development. The road is very narrow, and several houses are close to the road. The school bus is not even allowed to use this road, and the parents take their children to the stop sign to be picked up. The concern is if this lot, once consolidated, is developed, in the future there will be much more traffic on the road and a line of cars at the stop sign to put their children on and off the bus.

Other Business – There was no other business.

Discussion of Zoning Amendments: Solar Ordinance was discussed, and several items were amended.

A motion was made by Fred D. to approve the Solar Ordinance with the amendments and send it to the Board of Supervisors for approval. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fred D. to adjourn at 7:38 pm. Second by Matt T. There was no discussion. The motion carried.

Respectfully submitted,

Traci R. Kauffman

Traci R. Kauffman
Secretary
Franklin Township