

FINAL

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
August 9, 2022 7:00 PM**

ROLL CALL

PRESENT:

Chairman Jennifer Kuntz, PC Member Kevin Cummings, PC Member Richard Wisher, Vice-Chairman John Perry, PC Member David Christensen, Engineer Phil Brath, Zoning Officer Wayne Smith, Secretary Traci Kauffman

ABSENT: No one.

CALL TO ORDER:

The August 9, 2022, Planning Commission ("PC") Regular Meeting was called to order at 7:02 PM by Chairman Jennifer Kuntz. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see attached sign-in sheet.

PLEDGE OF ALLEGIANCE AND PRAYER

The Pledge of Allegiance was led by Chairman Jennifer Kuntz and prayer was led by Vice Chair John Perry.

APPROVAL OF MINUTES

The June 14, 2022 meeting minutes were reviewed for approval with the amendment that there was not a motion made to table the Kennels and Animal Hospitals.

A motion was made by Vice Chair John Perry to approve the meeting minutes of the June 14, 2022 meeting with the above amendment being made.

Second by Dave Christensen.

Discussion-There was none.

Chairman Jennifer Kuntz abstained.

The motion carried.

The July 12, 2022 meeting minutes were reviewed for approval.

A motion was made by Kevin Cummings to approve the meeting minutes of the July 13, 2022 meeting.

Second by Richard Wisher.

Discussion-There was none.

Vice Chair John Perry and Dave Christensen abstained.

The motion carried.

PLANNING COMMISSION DEADLINE

The next PC meeting is on September 13, 2022 and the deadline for plan submission is August 26, 2022.

Engineer Phil Brath reported that the Gladwell Plans need signed and will be recorded. There will be a new plan coming soon from the subdivision of the Gladwell property. There will also be Dillsburg Warehouse information forthcoming in the next several weeks.

Discussion on Zoning Amendments for these items:

Marijuana Dispensary and Marijuana Growing/Processing Facilities – A discussion ensued regarding the Marijuana Dispensary and the Marijuana Growing and Processing Facilities. The wording of #7 on Section 4xx regarding the Marijuana Dispensary and #17 on Section 4xx Marijuana Growing and/or Processing Facility on the proposed ordinance will need to be presented to the BOS for their review. It says: "All marijuana dispensaries shall gain approval from the US Department of Justice (DOJ), and/or US Food and Drug Administration (FDA) and comply with State Law." Also, #7 on Section 4xx Marijuana Dispensary will have the "(note church is within 100'/500' of this zone)" removed. The numerical order will need corrected on the proposed ordinance. The Marijuana Dispensary will be permitted by Conditional Use only in the Mixed-Use District and the Marijuana Growing and/or Processing Facility will only be permitted by Conditional Use in the Industrial District.

A motion was made by Dave Christensen to forward to the Board of Supervisors the Marijuana Dispensary and the Marijuana Growing and Processing Facilities Ordinance with the amendments as discussed above.

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Second by Vice Chair John Perry.

Discussion- Discussion ensued regarding taking out the wording of #7 on Section 4xx regarding the Marijuana Dispensary and #17 on Section 4xx Marijuana Growing and/or Processing Facility on the proposed ordinance. It was discussed to leave the above in and let the Board of Supervisors decide if it needs removed.

Opposed: Vice Chair John Perry & Kevin Cummings. Motion carried.

Junk Yards – This ordinance is specific to junk vehicles. This is not the specific ordinance having to do with property maintenance for junk and debris. Discussion ensued. This item was tabled until any information can be gathered regarding property maintenance for junk and debris not Junk Yards.

A motion was made by Dave Christensen to table this item until more information can be gathered regarding property maintenance/junk debris.

Second by Vice Chair John Perry.

Discussion- There are several ordinances that can be pulled regarding this subject and will be provided at the next meeting.

All in favor. The motion carried.

Principal Waste Handling Facilities – This item will be tabled until the September meeting.

A motion was made by Chairman Jennifer Kuntz to table the Principal Waste Handling Facilities until the September meeting.

Second by Dave Christensen.

Discussion- The Planning Commission needs clarification as to why this was brought before them to review.

All in favor. The motion carried.

Short Term Rentals, Granny Flats (Accessory Housing) and Air BnBs – This item was tabled until more information can be compiled from previous years as to why it was never acted upon the last time it was reviewed by the Planning Commission and provided to the Board of Supervisors.

A motion was made by Kevin Cummings to table the Short-Term Rentals, Granny Flats (Accessory Housing) until the previous information that was provided to the Board of Supervisors can be reviewed.

Second by Dave Christensen.

Discussion- There was no discussion.

All in favor. The motion carried.

Contractor's Office – Any discussion on the Contractor's Office was tabled until Kevin Cummings can inquire about other township ordinances and provide them for reference and comparison.

A motion was made by Kevin Cummings to table discussion on the Contractor's Office.

Second by Dave Christensen.

Discussion- There was no discussion.

All in favor. The motion carried.

Animal Husbandry – The definition of what Animal Husbandry covers was discussed. Also discussed was the defining of what is a household pet. The quantity of animals (sheep, pigs, goats, chickens, etc....) that are allowed was discussed. The Department of Agriculture does have limits on the number of animals per acre. The previous Animal Husbandry ordinance amendment was based off of an ordinance from Silver Spring Township and provided to the BOS in 2019 and the BOS did not pass the amended ordinance. The determination needs to be made whether or not to review that previously amended ordinance and resubmit it to the BOS. The Planning Committee inquired where these requests were coming from to research and amend these ordinances.

A motion was made by Vice Chair John Perry to table discussion on the Animal Husbandry.

Second by Dave Christiansen.

Discussion- The PC questioned if they should keep Animal Husbandry on their September agenda or send it back to the BOS for clarification on why they did not use the amended ordinance on September 9, 2019. Granny Flats were also sent to the BOS around the same date with the recommendation that it be revised with the changes from York County and be sent back to York County for comments again. This issue will be revisited and copies will be provided at the next meeting.

All in favor. The motion carried.

Other Business –

There was no other business.

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Adjournment –

A motion was made by Vice Chair John Perry to adjourn the meeting at 8:44 PM.

Second by Kevin Cummings.

Discussion-There was none.

All in favor. The motion carried.

Respectfully submitted,

Traci R. Kauffman

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Franklin Township Secretary