

**FRANKLIN TOWNSHIP YORK COUNTY PA  
BOARD OF SUPERVISORS (BOS)  
CONDITIONAL USE HEARING 2024-10 MINUTES  
January 15, 2025**

**ROLL CALL:**

**PRESENT:** Chairman Mark Wenrich, Vice Chairman Dave Buckwash, Supervisors Duane Anthony, Tom Keefer, Kevin Cummings, Stenographer Roxy Cressler, Treasurer/HR Administrator Pamela Williams, Engineer Phil Brath, Solicitor Bret Shaffer, Zoning Officer Wayne Smith, Secretary Traci Kauffman, Assistant Secretary Marie Wilcox. For in-person visitors, please see the attached sign-in sheet.

**CALL TO ORDER:**

The January 15, 2025, Conditional Use Hearing 2024-10 for applicant Black Diamond Real Estate, Inc. of 10 Century Lane, Dillsburg, PA, was called to order at 5:30 pm by Chairman Mark Wenrich. The meeting was held at 150 Century Lane, Dillsburg, PA. The application was submitted under Zoning Ordinance Section 202.C.1 accessory use customarily incidental to permitted use (1,000 sq. ft. or larger) and Section 205.C (disturbing soil or grading, including the addition of fill, on steep slopes.

Chairman Mark Wenrich turned the hearing over to Solicitor Shaffer to conduct the hearing.

Stenographer Roxy Cressler swore in Secretary Traci Kauffman, Engineer Phil Brath, Zoning Officer Wayne Smith, Derrick Dissinger, Attorney at Law of Barley Snyder, Elizabeth Noss of Barley Snyder, James Verzinski, Project Manager of Boxx Modular, Steve Hackett, RLA of Site Design Concepts, Todd Goss and Nicole Goss residents of 892 Range End Road.

Secretary Traci Kauffman presented Exhibit 1; the first advertisement in *The Dillsburg Banner* on December 26, 2024; Exhibit 2; the second advertisement in *The Dillsburg Banner* on January 2, 2025; Exhibit 3; picture of the sign posting on December 30, 2024, provided by Zoning Officer Wayne Smith; and Exhibit 4; the application dated November 4, 2024, with any paperwork attached to it at the time it was submitted to the Township; Exhibit 5; Zoning Ordinance and Exhibit 6; certified letters to the adjacent property owners.

Derrick Dissinger, Attorney, Barley Snyder indicated that Boxx Modular would like to expand and steep slopes will be disturbed. A dimensional variance was approved by the Zoning Hearing Board to disturb the steep slopes. Additionally, part of the request is for an accessory structure over 1,000 square feet. Attorney Dissinger questioned Steve Hackett Project Engineer and discussed the structure would be a maintenance building. Steep slopes will be disturbed between 15% to over 25%. Exhibit A1 a site layout plan was presented to take the place of a site layout plan that was previously provided. The complete testimony can be read in the transcript prepared by Roxy Cresslor.

The Board of Supervisors brought comments and questions before Attorney Dissinger and Engineer Steve Hackett. The complete testimony can be read in the transcript prepared by Roxy Cresslor.

Elizabeth Noss of Barley Snyder questioned James Verzinski, Project Manager, Operations, Boxx Modular . The complete testimony can be read in the transcript prepared by Roxy Cresslor.

Residents Todd and Nicole Goss were recognized, and the complete testimony can be read in the transcript prepared by Roxy Cresslor. The applicant does not have an issue with using the map for this property on Google Earth for visual reference. There will be no printed copy for the record and, if needed, on this date the Google Earth map can be downloaded and printed.

A motion was made by Supervisor Kevin Cummings to approve Conditional Use Hearing 2024-10 for Black Diamond Real Estate, Inc. – 10 Century Lane with the condition of screening added above the detention wall placed in the land development plan to satisfy the Township Engineer. Second by Supervisor Tom Keefer There was no discussion. The motion carried.

A motion was made by Chairman Mark Wenrich to adjourn at 6:13 p.m. Second by Supervisor Tom Keefer. There was no discussion. The motion carried.

Respectfully submitted,

*Traci R. Kauffman*

Traci R. Kauffman, Secretary

Franklin Township York County