

FRANKLIN TOWNSHIP YORK COUNTY PA  
BOARD OF SUPERVISORS (BOS)  
CONDITIONAL USE HEARING 2025-1 MINUTES  
March 12, 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. For in-person visitors, please see the attached sign-in sheet.

**CALL TO ORDER:**

The March 12, 2025, Conditional Use Hearing 2025-1 for applicant Greenview LLC, P O Box 60461, Harrisburg, PA was called to order at 5:35 pm by Chairman Mark Wenrich. The meeting was held at 150 Century Lane, Dillsburg, PA. The application was submitted under Zoning Ordinance Section 205 – Steep Slope.

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, Dominic Picarelli of KPI, Madalyn Krantz of KPI, and Cynthia Garry of 379 Franklin Church Road.

Secretary Traci Kauffman presented Exhibit 1; the first advertisement in *The Dillsburg Banner* on February 20, 2025; Exhibit 2; the second advertisement in *The Dillsburg Banner* on February 27, 2025; Exhibit 3; picture of the sign posting on February 24, 2025, provided by Zoning Officer Wayne Smith; and Exhibit 4; the application dated January 27, 2025, with all paperwork attached to it at the time it was submitted to the Township- amended front application page and from plan page submitted January 30, 2025 Exhibit 5; Zoning Ordinance and Exhibit 6; certified letters to the adjacent property owners. The letter to St. John’s Franklin Evangelical Lutheran Church was returned by the post office.

Dominic Picarelli of KPI provided testimony. He stated that in 2024 the original subdivision was one lot of about 3 acres taken off of the 40-acre parcel on Franklin Church Road. The owner, Greenview LLC, is now requesting to subdivide the remaining tract into 9 additional lots (Lots # 2 through #10), and there are steep slopes that need addressed and could also cause problems with zoning issues. The complete testimony can be read in the transcript prepared by Roxy Cresslor.

The Board of Supervisors brought comments and questions before Dominic Picarelli and Madalyn Krantz. The complete testimony can be read in the transcript prepared by Roxy Cresslor.

Stenographer Roxy Cressler swore in Antonio Acri, 335 Franklin Church Road, Anthony Raymond Stilo, 333 Franklin Church Road, Scott Stilo, 333 Franklin Church Road, and Nate Johnson, 200 Franklin Church Road. Nate Johnson did not receive an adjoining property owner letter because it was listed incorrectly on the paperwork submitted.

Antonio Acri spoke regarding water runoff, Scott Stilo brought up a concern regarding the water and the creek flooding. These are items that will be addressed in the land development plan when the Stormwater plan is presented. Anthony Stilo indicated that the steep slopes were too large when he built his property years ago and these slopes are greater on this plan than his were at that time. Nate Johnson inquired about the berms and where the water will be diverted. That will be part of the Stormwater plan, also. Cynthia Garry indicated she is not for this plan, and the complete testimony can be read in the transcript prepared by Roxy Cresslor.

An Executive Session was held from 6:30 p.m. to 6:35 p.m.

A motion was made by Supervisor Dave Buckwash to deny Conditional Use Hearing 2025-1 for lots #2 through 10 on Franklin Church Road by Greenview, LLC due to too many variables to the plan and the plan bring incomplete. Second by Supervisor Duane Anthony There was no discussion. The motion carried.

A motion was made by Chairman Mark Wenrich to adjourn at 6:39 p.m. Second by Supervisor Duane Anthony. There was no discussion. The motion carried.

Respectfully submitted,

*Traci R. Kauffman*

Traci R. Kauffman, Secretary  
Franklin Township York County