

**FRANKLIN TOWNSHIP YORK COUNTY PA
BOARD OF SUPERVISORS (BOS)
CONDITIONAL USE HEARING 2025-2 MINUTES
May 19, 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 May 19, 2025, Conditional Use Hearing 2025-2 for applicant Greenview LLC, P O Box 60461, Harrisburg, PA was called to order at 5:45 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, Anthony Stilo of 333 Franklin Church Rd., Cynthia Garry of 379 Franklin Church Rd., Nate Johnson of 200 Franklin Church Rd., Dominic Picarelli of KPI, Madalyn Krantz of KPI, James Halkias of Greenview LLC,

Secretary Traci Kauffman presented Exhibit 1; the first advertisement in *The Dillsburg Banner* on May 1, 2025; Exhibit 2; the second advertisement in *The Dillsburg Banner* on May 8, 2025; Exhibit 3; picture of the sign posting on May 12, 2025, provided by Zoning Officer Wayne Smith; and Exhibit 4; the application dated March 31 2025, with all 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 owner, Exhibit 7; list of property owners that never picked up their certified letter and 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), The plan has been revised to not encroach on the steep slopes by decreasing the building pad sites sizes. One of the cul-de-sacs has been turned into a shared driveway of lots 2, 3 and 4. 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.

Anthony Stilo spoke regarding bus stops and safety issues with where the driveway and cul-de-sac will be placed. Cindy Garry spoke regarding the wetlands and her concerns about water runoff. She requested that the BOS deny the application. Naomi Decker, 112 Old Cabin Hollow Road was sworn in by Roxy Cresslor. Naomi Decker asked for clarification on the berm ratios and if the cul-de-sac would be dedicated to the Township. The complete testimony can be read in the transcript prepared by Roxy Cresslor.

An Executive Session was held from 6:29 p.m. to 6:34 p.m.

A motion was made by Supervisor Kevin Cummings to approve the final plan of Conditional Use Hearing 2025-2 for lots #2 through 10 on Franklin Church Road by Greenview, LLC with the three conditions. Second by Dave.

A motion was amended by Supervisor Kevin Cumming to approve the application for Conditional Use Hearing 2025-2 for lots #2 through 10 on Franklin Church Road by Greenview, LLC with the conditions of: NPDES close out survey to be submitted for review to the BOS, notes 11 & 13 should be corrected at the time of plan review and the slope through the cul-de-sac does not exceed what is permitted by the ordinance. Second by Supervisor Dave

Buckwash. It was explained that the developer abided by the rules and are in compliance with the ordinances and the BOS cannot deny this application. Motion passed.

A motion was made by Chairman Mark Wenrich to adjourn at 6:38 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