

FRANKLIN TOWNSHIP YORK COUNTY PA  
BOARD OF SUPERVISORS (BOS)  
CONDITIONAL USE HEARING 2025-2 MINUTES  
June 12, 2025

**ROLL CALL:**

**PRESENT:** Chairman Mark Wenrich, Supervisors: Duane Anthony, Tom Keefer, Kevin Cummings, Stenographer Roxy Cressler, Solicitor Bret Shaffer, Zoning Officer Wayne Smith, Sec. Traci Kauffman. Absent: Supervisor Dave Buckwash, Treasurer/HR Admin. Pam Williams, Engineer Phil Brath For in-person visitors, please see the attached sign-in sheet.

**CALL TO ORDER:**

The June 12, 2025, Conditional Use Hearing 2025-3 for applicant Lobar for 20 Circle Drive was called to order at 6:00 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 Open Space, Conditional Use, Accessory use customarily incidental to the above permitted uses (1,000 sq. ft. or larger).

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

Stenographer Roxy Cressler swore in Secretary Traci Kauffman, Zoning Officer Wayne Smith, Rich Eichelberger of Lobar and Ryan Bupp of Lobar, Inc.

Secretary Traci Kauffman presented Exhibit 1; the first advertisement in *The Dillsburg Banner* on May 22, 2025; Exhibit 2; the second advertisement in *The Dillsburg Banner* on May 29, 2025; Exhibit 3; picture of the sign posting on May 21, 2025, provided by Zoning Officer Wayne Smith; and Exhibit 4; the application dated April 25, 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 owners, Exhibit 7; Township Engineer letter that states it will not change the Stormwater and there are no conditions as far as this use.

Ryan Rupp, Operations Manager of Lobar, Inc. indicated that they would be demolishing the current building and replacing it with a slightly larger building that will be moved forward for better sight. The old building was 40 X 60, and the new building will be 42 x 56. This will not affect the current Stormwater Plan. The complete testimony can be read in the transcript prepared by Roxy Cressler.

The Board of Supervisors brought comments and questions before Ryan Rupp. The BOS requested a condition of the building to be moved farther from the roadway. The current distance from the road is 9 feet from the edge of the cartway. The ROW should be 25 feet from the centerline of the road and then the setback from the back edge of the ROW is an additional 50 feet. The complete testimony can be read in the transcript prepared by Roxy Cressler.

A motion was made by Supervisor Kevin Cummings to approve Conditional Use Hearing 2025-3 with the conditions that they meet the requirements from the applicant of the Zoning Officer. Second by Tom. Should the setbacks be added. No, it will be reflected on the permit. Motion carried.

A motion was made by Chairman Mark Wenrich to adjourn at 6:38 p.m. Second by Supervisor Kevin Cummings. There was no discussion. Motion carried.

Respectfully submitted,

*Traci R. Kauffman*

Traci R. Kauffman, Secretary  
Franklin Township York County