

FINAL

**FRANKLIN TOWNSHIP YORK COUNTY  
PLANNING COMMISSION REORGANIZATION  
MEETING MINUTES  
January 11, 2022 7:00 PM**

**ROLL CALL**

**PRESENT:**

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

**ABSENT: None**

**CALL TO ORDER:**

The January 11, 2022, Planning Commission ("PC") Reorganization Meeting was called to order at 7:00 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-Chairman John Perry.

**Appointment of Temporary Chairman**

**A motion was made by** Kevin Cummings to appoint Jennifer Kuntz as Temporary Chairman.

**Second** David Christensen

**Discussion: There was none.**

**All in favor. The motion carried.**

**Appointment of Permanent Chairman**

**A motion was made by** Kevin Cummings to appoint Jennifer Kuntz as Chairman.

**Second** Dave Christensen

**Discussion: There was none.**

**All in favor. The motion carried.**

**Appointment of Vice-Chairman**

**A motion was made by** Kevin Cummings to appoint John Perry as the Vice-Chairman.

**Second** Chairman Jennifer Kuntz

**Discussion: There was none.**

**All in favor. The motion carried.**

**APPROVAL OF MINUTES**

**A motion was made by** Kevin Cummings to approve the December 14, 2022, PC Meeting Minutes.

**Second by** Dave Christensen

**Discussion:** There was no discussion.

**Abstain: Jennifer Kuntz. The motion carried.**

**APPROVAL OF MEETING/SUBMISSION DATES FOR 2022**

**A motion was made by** Dave Christensen to accept meeting dates for 2022 as presented.

**Second** Vice-Chairman John Perry

**Discussion: There was none.**

**All in favor. The motion carried.**

**PLANNING COMMISSION DEADLINE**

The deadline for plan submission is January 18, 2022, for the next PC meeting on February 8, 2022.

**PLAN REVIEW**

**Subdivision Plan for Franklin Church Road – Eli Dobrinoff Estate**

The Engineer's letter and revisions were reviewed. The Zoning Officer had no additional comments. Discussion ensued regarding comments to the plans. There was discussion about road widening

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and what is needed to determine which of the three roadways the property front is on and a history of the Township requiring improvement/ fees. There are no improvements proposed in this plan. There will be an opportunity to revisit road improvements if any land development plans are proposed in the future. There was discussion about history of fees not being required for no increase in the number of lots and where the plan is mostly about cleaning up the lot lines. There as discussion about the recreation waiver with the condition that if a house is added a fee will be paid. There was discussion about sight triangles and sight distances being needed for Miller's Auto, but the rest are existing road intersections. The remaining waivers were discussed prior to action on the waivers. A sizable number of markers are being added to outline the property lines. Dimensions will be added for the roads to show the existing and dedicated right-of-way.

**A motion was made by** Dave Christiansen to recommend to approve a waiver for Section 4.101.C.2.b road widening for this plan for all three roads.

**Second** by Vice-Chair John Perry

**Discussion**-There was none.

**Kevin Cummings opposed.**

**The motion carried.**

**A motion was made by** Kevin Cummings to recommend to approve a waiver for Section 415/316.A.8 recreation area due to no improvements on this plan.

**Second** by Richard Wisher.

**Discussion**-There was none.

**All in favor. The motion carried.**

**A motion was made by** Dave Christensen to recommend to approve a waiver for Section 306.D.15 and 306.D.16 sight triangles and sight distances for all intersections and driveways does not improve the clarity and benefit the plan with Route 15 intersections and existing right-of-ways, except for Miller's Auto driveway sight triangle and sight distance to be added.

**Second** by Vice-Chair John Perry.

**Discussion**-There was none.

**All in favor. The motion carried.**

**A motion was made by** Vice-Chair John Perry to recommend to approve waiver for Section 306.D.29 & 30 drainage facilities and features due to lack of clarity and benefit to the plan.

**Second** by Dave Christensen

**Discussion**-There was none.

**All in favor. The motion carried.**

**A motion was made by** Kevin Cummings to recommend to approve waiver for Section 306.D.31 for Wetlands Report, 4.106 for curbs, 500.A/514.A.2/316.D.28 additional monuments, 316.A.14/506 Stormwater management plan.

**Second** by Richard Wisher.

**Discussion**-There was none.

**All in favor. The motion carried.**

**A motion was made by** Kevin Cummings to recommend to approve waiver for Section 315.A.6 & 8 for metes and bounds for additional right-of-way with the condition that dimensions be added to the plan to the right-of-way.

**Second** by Vice-Chair John Perry.

**Discussion**-There was none.

**All in favor. The motion carried.**

**A motion was made by** Dave Christensen to recommended conditional approval based on satisfaction of comments in the Engineer's letter of 1/7/2022.

**Second** by Richard Wisher.

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**Discussion-**There was none.  
**All in favor. The motion carried.**

**Subdivision Plan for 853 Range End Road – Richard Gladwell, Jr.**

Mr. Scott Akens, Engineer for the applicant reviewed the purpose of the plan with the Planning Commission and reviewed a letter with comments from York County Planning Commission A preliminary review of the waivers requested was discussed by Engineer Phil Brath. Mr. Akens will be requesting a 30-day extension letter from the Board of Supervisors.

**Subdivision Plan for 53 & 120 Water Street – Miller**

Engineer Diffenbaugh of Diffenbaugh Wadel Inc, Surveying and Engineering reviewed the purpose of the plan with Engineer Brath and the Planning Commission. Engineer Diffenbaugh reviewed the comments provided by Engineer Brath in his letter dated January 6, 2022. A preliminary review of requested waivers was discussed.

**A motion was made by** Dave Christensen to table 53 & 120 Water Street Subdivision.

**Second** by Richard Wisher

**Discussion-**There was none.

**All in favor. The motion carried**

**Subdivision Plan for 61 Lake Lea Drive – Miller**

Engineer Diffenbaugh of Diffenbaugh Wadel Inc, Surveying and Engineering reviewed the purpose of the plan with Engineer Brath and the Planning Commission. Engineer Diffenbaugh reviewed the comments provided by Engineer Brath in his letter dated January 6, 2022. A preliminary review of requested waivers was discussed.

**A motion was made by** Dave Christensen to table 61 Lake Lea Drive Subdivision.

**Second** by Richard Wisher

**Discussion-**There was none.

**All in favor. The motion carried.**

**DISCUSSION ON ZONING ADMENDMENTS FOR THESE ITEMS**

Will be reviewing Kennels at next month's meeting.

No discussion on Contractors Office.

Will be reviewing Marijuana Dispensary and Marijuana Growing/Processing Facilities at next month's meeting.

No discussion on the Solar Farm.

**NEW BUSINESS**

No new business was provided and there were no questions from the floor.

**A motion was made by** Richard Wisher to adjourn the meeting at 8:52 PM.

**Second** by Dave Christensen.

**Discussion-**There was none.

**All in favor. The motion carried.**

Respectfully submitted,

*Traci R. Kauffman*

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