

**FINAL**

**FRANKLIN TOWNSHIP YORK COUNTY PA  
BOARD OF SUPERVISORS (BOS)  
CONDITIONAL USE HEARING #2022-4 MINUTES  
July 13, 2022 6:00 PM**

**ROLL CALL:**

**PRESENT: All Present**

Chairman Mark Wenrich, Supervisor Duane Anthony, Supervisor Naomi Decker, Supervisor Dave Christensen, Treasurer/Asst. Secretary Pamela Williams, Engineer Phil Brath, Solicitor Bret Shaffer, Secretary Traci Kauffman, Zoning Officer Wayne Smith, Stenographer Roxy Cressler

**ABSENT:** Vice Chairman Dave Buckwash

**CALL TO ORDER:**

The July 13, 2022, Conditional Use Hearing, CUH2022-4 for Jeremy and Rachel Read for the property at 281 Willow Glen Road, Dillsburg, PA, was called to order at 6:06 pm by Chairman Mark Wenrich. The meeting was held at 150 Century Lane, Dillsburg, PA and via Zoom. For visitors attending via in-person attendance, please see the attached sign-in sheet. The application was submitted under Zoning Ordinance Sections 205.B.7 Steep Slope and 202.C.14 & 427 Granny Flat.

Solicitor Bret Shaffer gave an overview of the meeting rules.

Stenographer Roxy Cressler swore in all parties who would be testifying. She swore in Zoning Officer Wayne Smith, Engineer Phil Brath, Jeremy Read of 281 Willow Glen Road, Terrance Sheldon, Consulting Engineer, and Secretary Traci Kauffman. Secretary Traci Kauffman presented Exhibit 1, the first advertisement placed in *The Dillsburg Banner* for CUH2022-4 on June 23, 2022; Exhibit 2, the second advertisement placed in *The Dillsburg Banner* on June 28, 2022; Exhibit 3, picture of the posting on June 30, 2022, of CUH2022-4 provided by Zoning Officer Wayne Smith; and Exhibit 4, letters to the Adjacent Property Owners; Exhibit 5, the application and any paperwork attached to it at the time it was submitted to the Township office and Exhibit 6, will be the Township Zoning Ordinance.

Terrance Sheldon, Consulting Engineer spoke on behalf of Jeremy and Rachel Read who would like to build a new residence on the two acres located at 281 Willow Glen Road. A sizable percentage of the property is located in the Township Zoning Ordinance as Steep Slope meaning any slope greater than 15% on the property. The Reads would like to build a residence, a garage, and a third structure that will be used as a "granny flat" or accessory housing unit for Mrs. Read's parents.

With the three structures and driveway, total new impervious area will be 6,178 square feet and will be 7.3% of the site area. In the open space district, where the property is located, the maximum impervious area is 25%. They have submitted a Storm Water Management Plan and documentation that will be reviewed by Engineer Phil Brath. A significant part of the property, a little over .71 acres, is steep slope. There are some areas that are 25% and will not be developed. The steep slopes are scattered over the property. Mr. Sheldon explained the plans that were provided. There will be an alternate technology septic system called an At Grade Bed System with a cocoa filter.

The second conditional use they are applying for is for a "granny flat" or accessory housing unit as defined in the ordinance as a structure for Mrs. Read's parents. In the written supplement provided with

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the application they have answered each question and provided the answers meeting those requirements.

In summation the first conditional use is to build a house in or near steep slope and the second being to allow the construction of an accessory house unit or “granny flat.” Discussion ensued.

Bret Paxton, 283 Willow Glen Road made several comments, and he was then sworn in regarding the testimony he had already given.

Discussion continued. The septic system will be designed to handle the two residences. The well pump will be sufficient to handle the twenty-five feet of elevation change. All of the construction will be within 15% to 25%. The construction will not be within any area at or above the 25% of steep slope. Engineer Brath noted there will be areas around the structures that will have slopes up to 25%. Mr. Sheldon confirmed no final manmade slope will be above 25%. Discussion ensued. The applicant, Mr. Read, agreed with Mr. Sheldon with regard to what was presented in the application and other submitted paperwork.

There were no further questions from the BOS. No other neighbors or residents asked any questions.

**A motion was made** by Chairman Mark Wenrich to approve both conditional uses for CUH2022-4 with regard to steep slope and accessory housing or “granny flat”, with the condition that the accessory housing or “granny flat” not to be used for any rental/commercial purposes.

**Second** by Supervisor Dave Christensen.

**Discussion:** The “granny flat” cannot be used for a rental or commercial purposes.

**The motion passed.**

**A motion was made** by Chairman Mark Wenrich to adjourn at 6:39pm.

**Second** by Supervisor Duane Anthony.

**No discussion.**

**The motion passed.**

Respectfully submitted,

*Traci R. Kauffman*

Traci R. Kauffman, Secretary  
Franklin Township York County