

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
June 13, 2023 7:00 PM**

Present were Chair Richard Wisher, Vice-Chair John Perry, PC Member Fred DeLuca, PC Member Dave Sprigg, PC Member Kevin Cummings, Secretary Traci Kauffman, Engineer Phil Brath, ZO Wayne Smith. No one was absent.

The June 13, 2023, Planning Commission ("PC") Regular Meeting was called to order at 7:00 PM by Richard W. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see the attached sign-in sheet.

The Pledge of Allegiance was led by Richard W. and Prayer by John P.

The May 9, 2023 minutes were not provided and will be provided at the July 11, 2023 meeting.

The deadline for plan submission is June 20, 2023, for the next PC meeting on July 11, 2023.

A motion was made by Kevin C. to revise the date on the December 13, 2023 PC meeting minutes to read December 13, 2022. Second by John P. There was no discussion. Motion carried.

Subdivision Plans were provided for review for 313 Franklin Church Road, Greenview LLC. Dominic Picarelli was present from KPI to discuss the 313 Franklin Church Road plan.

Phil B. indicated what was required to amend the plan providing clear site triangles, show the legal right-of-way, and show where the monument is to be set.

Mr. Picarelli is requesting to waive the preliminary plan requirement and go straight to the final plan, to waive the fee in lieu of for the public road improvements until the other lot is developed and pay the fees at that time, to waive the curbing and the street tree requirement. Discussion ensued regarding these items.

Mr. Picarelli made a verbal request to pay a fee in lieu of the recreation fee.

A motion was made by Kevin C. to grant Greenview LLC the waiver of the preliminary plan section 302.B and go straight to the final plan based on all of the Engineer comments being fulfilled, grant the waiver for Section 4.106.A of the existing street curb requirement, the waiver for Section 4.105.B street tree requirements and to waive a road improvement fee under Section 4.101.C.2.B for Franklin Church Road and to defer the road improvement fees on Lot 2 until it is subdivided and to amend the plan providing clear site triangles, show the legal right-of-way, and show where the monument is to be set and per a verbal request under Section 415.316.A.B to waive the recreation fee for Lot 1 and deferring the recreation fee to Lot 2 until it is subdivided. Second by Fred D.

There was discussion regarding the portion of Willow Glen Road boarded by Lot 1, was the fee waived or deferred? Lot 1 was agreed as waived, and Lot 2 agreed as deferred for when it is subdivided as part of the motion.

Kevin C. amended his motion granting a waiver for Section 4.106.A street curbing requirement and Section 4.105.B street tree requirement to waive those requirements for Lot 1 and have those requirements deferred for Lot 2 until subdivided. Second by John P. There was no discussion. Motion carried.

A motion was made by Kevin C. to approve the preliminary plan based on the satisfaction of all of the comments from Engineer Phil Brath's letter dated June 7, 2023. Second by Dave S. There was no discussion. Motion carried.

The Engineer also requested to have the Steep Slope delineation on the new plans.

The Land Development Plan for 771 Range End Road, L-Cubed will be tabled until the next meeting on July 11, 2023.

The current ordinance amendments being considered are for the Accessory Dwelling Unit and the Solar Energy System.

The Solar Energy System is still currently being worked on by the Solicitor, Engineer, and the Board of Supervisors. The Solicitor and the Engineer will be speaking with York County Planning Commission to clarify some items regarding commercial or residential solar systems Discussion ensued.

The Accessory Dwelling Unit (formerly granny flats) discussion concerned whether the Township should allow two dwellings to be on one lot providing it meets the setbacks, where it should be placed, how large the lot should be, how large the accessory dwelling should be, what should the accessory dwelling unit become after it is no longer used as a granny flat, and can it be rented out. Discussion ensued.

A motion was made by John P. to recommend to the Board of Supervisors (BOS) for consideration this draft of 427 Accessory Dwelling Units . Second by Kevin C. Discussion regarding # 9 and #10 was raised on the draft document. The decision was made to send it to the BOS to determine if they need more clarification or removed. Motion carried.

There was no new business. John P. indicated he will be moving and will give up his position on the PC in August/September. Kevin C. thanked him for his hard work and service to the Township.

A motion was made by Richard W. to adjourn the meeting at 8:23 PM. Second by Kevin C. There was no discussion. The motion carried.

Respectfully submitted,

Traci R. Kauffman

Traci R. Kauffman
Secretary
Franklin Township