

**FINAL**

**FRANKLIN TOWNSHIP YORK COUNTY  
PLANNING COMMISSION  
MEETING MINUTES  
June 8, 2021 7:00 PM**

**ROLL CALL**

**PRESENT:**

Chairman Jennifer Kuntz  
Vice-Chairman John Perry  
PC Member David Christensen  
PC Member Richard Wisher  
Engineer Phillip Brath  
Treasurer/Asst. Secretary Pam Williams

**ABSENT:** Secretary Kerri Smith  
PC Member Andrew Baumgardner

**CALL TO ORDER:**

The June 8, 2021, Planning Commission Meeting was called to order at 7:00 PM by Chairman Jennifer Kuntz. The meeting was held via Zoom and in person at 150 Century Lane, Dillsburg, PA. Visitors in attendance are listed on the meeting 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.

**APPROVAL OF MINUTES**

**A motion was made by** Vice-Chairman John Perry to approve the May 11, 2021, PC Regular Meeting Minutes.

**Second by** Rich Wisher.

**Discussion:** There was no discussion.

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

**PLANNING COMMISSION DEADLINE**

The deadline for plan submission is June 21, 2021, for the next PC meeting on July 13, 2021.

**LEXINGTON FIELDS EXTENSION OF TIME**

There was a review of two letters dated April 16 and April 30, 2021, that were received from York County Conservation District. Engineer Phil Brath gave a brief overview of the letters, where it is located, talked about Route 194 and By Pass Road and the ongoing lawsuit and noted that they are merely for informational purposes. The PC recommends approval to the BOS following satisfactory resolution YCCD comments. No action required for this item.

**715 & 717 RANGE END ROAD**

An email was received from York County Conservation District dated June 1, 2021, regarding technical difficulties and information needing to be provided to YCCD by June 8, 2021. Discussion ensued. The Planning Commission recommends approval to the BOS contingent upon YCCD comments. No action required for this item.

**CAP-COM ORDINANCE LANGUAGE**

An email was received from York County Planning Commission dated May 14, 2021, regarding CAP-COM Ordinance Language. Engineer Phil Brath noted that he needs additional time to figure out what can be added to the Franklin Township SALDO and recommendations on what to do. Discussion ensued. The PC will recommend to the BOS the following: 1) Corrective Action Process (CAP) for Subdivision Recordation and trying to simplify the process and 2) Common Ownership Merger (COM) – Deed of Consolidation. The Objective is to get more streamlined. No action required for this item at this time. Tabled for July meeting.

**NORTHERN YORK COUNTY REGION COMPREHENSIVE PLAN**

A letter was received from Carroll Township dated May 24, 2021, regarding the proposed amendment to the Northern York County Region Comprehensive Plan. Engineer Phil Brath discussed how Carroll Township is

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going through a rezoning process. Discussion ensued regarding the rezoning. He further noted that it is good to have a recommendation from the PC to the BOS and forward it up to them for decision.

**A motion was made by** David Christensen to accept the Legal Notice of Amendment to Northern York County Region Comprehensive Plan and forward it to the Board of Supervisors.

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

**Discussion**-There was none.

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

## **ZONING AMENDMENT DISCUSSION**

Engineer Phil Brath noted that the BOS approved for the PC to move forward with discussion on amending the Zoning Ordinance regarding the following list of items: 1) Kennels 2) Contractor Office (now includes landscaping/hardscaping business) 3) Marijuana Dispensary and 4) Marijuana Growing/Processing facility. Discussion ensued regarding sample ordinances versus Franklin Township 435.A-Kennels. Section 404 of Franklin Township Zoning Ordinance regarding Animal hospitals including pet cemeteries and Section 405 regarding animal husbandry was discussed. Section 412 regarding crematories was discussed and how it does not specify whether it is human or animal. It was noted to revise Section 404 to focus on hospitals, clinics, etc., not to include pet cemetery, to add lot minimum (3 acres minimum, not 5), and to be more specific as to how "exercise" is defined. Further discussion ensued regarding outdoor exercise pertaining to training, agility, obstacle training, use of outdoor runs and the number of acres needed for 25 animals or less versus 25-75 animals. The discussion on Kennels will continue in the July meeting.

The PC briefly touched base on the Contractors Office/Shop and whether it should be in with the industrial and mixed uses. They noted that there should potentially be a new section to help better define it. The discussion on Contractors office will also be continued in the July meeting.

## **New Business**

No new business was provided.

## **Questions from the Floor**

No one was present in the audience so there were no questions.

## **ADJOURNMENT**

**A motion was made by** Rich Wisher to adjourn the meeting at 8:43 PM.

**Second** by David Christensen.

**Discussion**-There was none.

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

Respectfully submitted,

*Kerri J. Smith*

Kerri J. Smith, Secretary