

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
May 14, 2024**

Present: Chair Richard Wisher, Fred D, Dave Sprigg, Matthew Thomas, Secretary Traci Kauffman, Engineer Phil Brath

Absent: No one

The May 14, 2024, Planning Commission (PC) Regular Meeting was called to order at 6:01 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 Dave S.

Approval of Minutes:

A motion was made by Dave S. to approve the regular PC Meeting Minutes of April 9, 2024. Second by Matt T. There was no discussion. The motion carried.

The deadline for plan submission is May 21, 2024, for the next PC meeting on June 11, 2024.

Subdivision Plan Review:

595 Range End Road - Land Development Plan for Joseph Machine Company Building Addition. Engineer Phil Brath presented his comment letter dated May 10, 2024. The purpose of the plan is to consolidate three lots into one (There were three lots consolidated with the LD Plan when they built their smaller storage building – this is two more added) and add a 52,000 square foot building addition. The 52,000 square foot addition will be attached to the already existing 82,000 square foot facility. This will be an expansion of the existing use and there is a zoning issue. They want to extend a non-conforming use on a lot that was not part of the original lot at the time the use became non-conforming. Altering or extending this would extend it as a non-conforming structure. This structure was in place before the warehouse ordinance was amended and specific language came in to place. They should be able to extend the existing non-conforming even though there is a warehouse issue there. The actual use is manufacturing. It was light manufacturing but because the warehouse ordinance was amended and exceeds the 25,000 square foot limit so it is actually considered manufacturing in the 502.B specific warehouse language. The extension of 50,000 square foot added to an 82,000 square foot facility will equal 132,000 square foot facility. Section 463 Warehousing Standards apply to the site. The zoning will need to be dealt with by the zoning officer and a variance would need to be requested before the zoning hearing board for the project to proceed. If Applicant chooses to request a variance, they should not have to go before the Board of Supervisors for a Conditional Use Hearing on a warehouse because it will be an extension on an existed use. Discussion ensued.

The comment letter and waivers were reviewed and discussed. They will be revisited when the next amended plan is presented.

Lynn Guimond of 575 Range End Road spoke regarding their family horse farm across the street for Joseph Machine Company and the impact the expansion of the business is causing for their farm. Mike Guimond and Alexa Beiler of 570 Range End Road also spoke. The expansion is increasing traffic and they indicated that they feel the water usage is interfering with the wells on their property.

A motion was made by Fred D. to table the proposed plan for the Land Development Plan of the Joseph Machine Company. Second by Matt T. Discussion: Zoning was confirmed as Mixed Use, currently light manufacturing. The existing use can extend or increase the use if a variance is

approved. This falls under the new requirements for warehouse use because of the new warehouse ordinance. Square footage will change the manufacturing use, even if it continues as a non-conforming use. The Solicitor will need to interpret the ordinance for further clarification. The motion carried.

Other Business – There was no other business.

Discussion of Zoning Amendments: Solar Ordinance was discussed, and several items were clarified.

The Junk Yard Ordinance was not discussed. The PC members will be reviewing these ordinances for further discussion upon codification by Solicitor Bret Shaffer.

A motion was made by Fred D. to adjourn at 7:53pm. Second by Dave S. There was no discussion. The motion carried.

Respectfully submitted,

Traci R. Kauffman

Traci R. Kauffman
Secretary
Franklin Township