

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
May 9, 2023 7:00 PM**

ROLL CALL

PRESENT:

Chair Richard Wisher, PC Member Fred DeLuca, PC Member Dave Sprigg, PC Member Kevin Cummings, Secretary Traci Kauffman, Engineer Phil Brath

ABSENT: Vice-Chair John Perry

CALL TO ORDER:

The May 9, 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.

PLEDGE OF ALLEGIANCE AND PRAYER

The Pledge of Allegiance was led by Richard W. and Prayer by Kevin C.

A motion was made by Dave S. to approve the April 12, 2023, PC Meeting Minutes with the corrections of including Dave S. on the role call as present and correcting that the motion was made by John P. and not Dave S. regarding the 11 ByPass Road Plan.

Second Fred D.

Discussion to make corrections on the April 12, 2023 meeting to include Dave S. as present and the motion made for the 11 ByPass Road plan to John P. and not Dave S.

Kevin C. abstained because he was not present.

The motion carried.

It was decided to table the revision of the December 13, 2023 (which should read December 13, 2022) PC Meeting minutes because there was not a quorum of who was present for that meeting.

A motion was made by Kevin C. to revise the date on the December 13, 2023 minutes to read January 10, 2023.

Second Fred D.

No discussion.

The motion carried.

PLANNING COMMISSION DEADLINE

The deadline for plan submission is May 23, 2023, for the next PC meeting on June 13, 2023.

PLAN REVIEW

Subdivision Plan – 313 Franklin Church Road – Greenview LLC

Dominic Picarelli was present from KPI to discuss the 313 Franklin Church Road plan. He indicated it is a 40-acre lot to be subdivided into two lots of approximately thirty-seven acres and 2.6 acres. The comment letter in this meeting packet provided by Engineer Phil Brath was reviewed. Discussion ensued. There were several waivers that were requested and discussed, and Engineer Phil Brath will meet with Mr. Picarelli to clarify them. Upon clarification a new plan will be provided. The large parcel may, in the future, be considered for subdivision as single-family lots following the two-acre minimum as stated in the Township Ordinance.

A motion was made by Kevin C. to table the 313 Franklin Church Road Subdivision Plan until the June 13, 2023 meeting.

Second Fred D.

There was no discussion.

All in Favor. The motion carried.

Land Development Plan – 771 Range End Road – L-Cubed

Scott Akens was present from Akens Engineering to discuss the 771 Range End Road plan. Len Lobaugh, proprietor, was also present. Mr. Lobaugh explained that their business is seeing growth and they need room to expand. The comment letter in this meeting packet provided by Engineer Phil Brath was reviewed. Discussion ensued. There were some errors on the plan that need to be corrected. Mr. Akens will be following up with Engineer Phil Brath to discuss clarification of waivers that were discussed and correcting the errors. The Sewage Planning Module and planned pump station were discussed.

A motion was made by Kevin C. to table the 771 Range End Road Land Development Plan until the June 13, 2023 meeting.

Second Dave S.

There was no discussion.

All in Favor. The motion carried.

ORDINANCE AMENDMENTS

A copy of John P.'s revisions for the Accessory Dwelling Unit (ADU), formerly granny flats, was provided. A question was raised regarding the #2 revision, and it was decided it should include all set-backs not just the side yard. There was discussion regarding how many bedrooms should be permitted and whether there should be a distance of how far the ADU should be from the primary dwelling. Discussion ensued.

A motion was made by Kevin C. to table the ADU revisions until the June 13, 2023 meeting.

Second Dave S.

There was no discussion.

All in favor. The motion carried.

The Solar Energy System (SES) memorandum from Solicitor Bret Shaffer was presented for the PC's review.

A motion was made by Kevin C. to table the SES memo until the July 11, 2023 PC meeting.

Second Dave S.

There was no discussion.

All in favor. The motion carried.

NEW BUSINESS

There were no questions from the floor.

For informational purposes only, the PC was informed that the 11 ByPass Road Subdivision is asking to withdraw their plan and the Board of Supervisors will make a decision at their meeting tomorrow evening May 10, 2023.

A motion was made by Kevin C. to adjourn the meeting at 8:57 PM.

Second by Dave S.

Discussion-There was none.

All in favor. The motion carried.

Respectfully submitted,

Traci R. Kauffman

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