

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
October 10, 2023 7:00PM**

Present were Chair Richard Wisher, Fred DeLuca, Kevin Cummings, Secretary Traci Kauffman,
Absent Dave Sprigg, ZO Wayne Smith, Engineer Phil Brath

The October 10, 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 Kevin C.

A motion was made by Kevin C. to approve the regular PC Meeting Minutes of September 12, 2023. Second by Fred D. There was no discussion. The motion carried.

The deadline for plan submission is October 24, 2023, for the next PC meeting on November 14, 2023.

Subdivision Plan Review:

3 & 7 Clear Springs Road – Minor subdivision Plan: Sheldon & Stephanie Ann Leonard (3 Clear Springs Rd) and Christopher & Leslie Jones (7 Clear Springs Rd). Representative Zlatkos S. Petrovich presented the plan. He provided copies of the certified letter to the adjoining property owners for the Township files. The SEO signed off on the module submissions. There are no waivers being requested. This is a minor plan and Mr. Petrovich indicated to Engineer Mark Breuning (filling in for Engineer Phil Brath) that he was agreeable to all of the comments and revisions from Engineer Brath's letter dated October 3, 2023, which is included in the meeting packet, and should go straight to being a final plan. There will be no building on these lots, there will be a portion of Lot #1 given to Lot #2, which will make the lot less non-conforming.

A motion was made to recommend approval, upon revisions from the Engineers' comment letter dated October 3, 2023 to send the Final Land Development Plan for 3/7 Clear Spring Road to the Board of Supervisors. Second by Fred D. There was no discussion. The motion carried.

771 Range End Road – L Cubed Corporation Final Land Development Plan: Leonard & Linda Lobaugh (871 Range End Road).

Engineer Scott Akens was present to review the plan. This plan was presented in May of 2023 and the comments were reviewed. Because there was no information from the York County Conservation District, the plan could not be approved to go to the Supervisors. Engineer Akens made revisions and submitted a revised plan with the comments from Engineer Phil Brath's comment letter dated October 5, 2023, which is included in the meeting packet. Stormwater comments had not been responded to previously because the letter from the Conservation District had not been received. The Conservation District provided comments and Mr. Akens has responded. The Conservation District comments along with the Stormwater and NPDES Permit are all intertwined. Most of the Stormwater comments have been incorporated into the NPDES Permit and the post-construction Stormwater Management Plan that was submitted to the Conservation District. The Zoning Officer provided his input at the last meeting on zoning concerns.

Mr. Akens indicated there is already a maintenance agreement for the private street in place for #6 under Subdivision and Land Development Ordinance. It will be presented to Solicitor Bret Shaffer to make sure we don't need a Release of Liability, so the Township is not responsible for the maintenance and operation of that road. Discussion ensued. The driveway radius onto Private Street under #12 must be 35' for both radii. Discussion ensued. Mr. Akens asked for a copy of Ordinance 7-2010, Section 2.B.4-7 under number #15 regarding the requirements of Bituminous Pavement. Discussion ensued. If the Sewage Planning Module exemption waiver was not submitted to SEO Gary Morrow, it will be sent to him. The sewer was going to be through DAA but now will be on-lot and need to go through SEO Gary Morrow. One waiver was requested, #5 Section 4.106.A regarding curbing.

A motion was made by Fred D. to accept waiver #5 Section 4.106.A regarding curbing. Second by Kevin C. Discussion was held regarding curbing. The motion carried.

A motion was made to recommend approval, upon revisions from the Engineers' comment letter dated October 5, 2023 to send the Final Land Development Plan for L-Cubed Corporation, 771 Range End Road to the Board of Supervisors. Second by Fred D. There was no discussion. The motion carried.

The PC decided to table the discussion on the Warehouse Language until Engineer Phil Brath could be present to explain his wording and revisions.

A motion was made by Kevin C. to adjourn at 7:45 pm. Second by Fred D. There was no discussion. The motion carried.

Respectfully submitted,

Traci R. Kauffman
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Secretary
Franklin Township