

FINAL

**FRANKLIN TOWNSHIP YORK COUNTY  
PLANNING COMMISSION (PC) REGULAR  
MEETING MINUTES  
September 13, 2022 7:00 PM**

**ROLL CALL**

**PRESENT:**

Chairman Jennifer Kuntz, PC Member Kevin Cummings, PC Member Richard Wisner, Vice-Chairman John Perry, Engineer Phil Brath, Zoning Officer Wayne Smith, Secretary Traci Kauffman

**ABSENT:** PC Member David Christensen

**CALL TO ORDER:**

The September 13, 2022, Planning Commission ("PC") Regular Meeting was called to order at 7:00 PM by Chairman Jennifer Kuntz. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see attached sign-in sheet.

**PLEDGE OF ALLEGIANCE AND PRAYER**

The Pledge of Allegiance was led by Chairman Jennifer Kuntz and prayer was led by Vice Chair John Perry.

**APPROVAL OF MINUTES**

**A motion was made by** Kevin Cummings to approve the meeting minutes of the August 9, 2022 meeting as written.

**Second** by Richard Wisner.

**Discussion-**There was none.

**The motion carried.**

**PLANNING COMMISSION DEADLINE**

The next PC meeting is on October 11, 2022 and the deadline for plan submission is September 20, 2022.

Engineer Phil Brath reported that there will be plans forthcoming in the future.

**Discussion on Zoning Amendments for these items:**

**Draft Proposed Zoning Amendment – Solar Energy –** The Solar Energy Ordinance draft was sent to York County Planning Commission (YCPC) for review and comments. The YCPC has 45 days for review and comments. The Board of Supervisors will possibly act on 10/12/2022. Some changes were reviewed regarding size. The ordinance has been amended to have a Large-Scale Solar Energy System and a Plain Solar Energy System to make sure there was a separation of size. The acreage changed from 25 acres to 5 acres because 5 acres can produce 1 megawatt. The term changes slightly to Solar Energy Systems. A Minor Solar Energy System is still a permitted use but the Large-Scale Solar Energy System will be regulated. Discussion ensued while reviewing the amendments.

**A motion was made by** Kevin Cummings to recommend to the BOS to adopt the Zoning Ordinance Solar Energy Systems 2022-1.

**Second** by Vice Chair John Perry.

**Discussion-** There was no discussion.

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

**Junk Yards and Principal Waste Handling Facilities –** Clarification as to why this is being reviewed. The Zoning Officer Wayne Smith was requesting that these many ordinance on this subject be reviewed and combined. Discussion ensued.

**A motion was made by** Vice Chair John Perry to table the review of all of the junk and junk yard ordinances.

**Second** by Kevin Cummings.

**Discussion-** All of the junk and junk yard ordinances should be discussed and reviewed by the PC and the Solicitor in the future to check for repeals to see what new repeals supersede the older ordinances.

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

**Short Term Rentals, Granny Flats (Accessory Housing) and Air BnBs –** YCPC recommended to not approve an amendment to these ordinances in 2018 when it was put before them. There is no ordinance for Air

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BnBs because they did not exist when the other ordinances were written. Discussion was held regarding not being able to control architectural design standards. Discussion ensued.

**A motion was made by** Vice Chair John Perry to table the Short-Term Rentals, Granny Flats (Accessory Housing) and Air BnBs pending revision and review next month.

**Second** by Kevin Cummings.

**Discussion- There was no discussion.**

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

### **Animal Husbandry –**

**A motion was made by** Kevin Cummings to table discussion on the Animal Husbandry.

**Second** by Chair Jennifer Kuntz.

**Discussion- There was no discussion.**

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

### **Contractor's Office –**

**A motion was made by** Kevin Cummings to table discussion on the Contractor's Office.

**Second** by Richard Wisher.

**Discussion- There was no discussion.**

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

### **Other Business –**

Kennels/Vet Clinics – A written copy was provided of Solicitor Bret Shaffer's comments and questions regarding the submission of the Kennel/Vet Clinics Ordinance. His comments and questions were reviewed, and discussion ensued.

Electronic Signs – A written copy was provided of Solicitor Bret Shaffer's comments and questions. The Electronic Sign Ordinance revisions will be reviewed and discussed at next month's meeting.

### **Adjournment –**

**A motion was made by** Kevin Cummings to adjourn the meeting at 8:55 PM.

**Second** by Richard Wisher.

**Discussion-**There was none.

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

Respectfully submitted,

*Traci R. Kauffman*

Traci R. Kauffman

Franklin Township Secretary