

**Freedom Township Planning Commission
Regular Meeting
March 2, 2022
7:00 P.M.**

Planning Commissioners

Wayne Belt, Chairperson
John Sica, Vice-Chairperson
Edward Buchheit, Jr., Secretary
Paul Sharrer
Richard Groomes

Township Officials

Zach Gulden, Township Manager

Members of the Public Present

Mary Buchheit, Norma Calhoun, & Wade Alexander

Call to Order

Chair Belt called the Planning Commission's Meeting to order at 7:00 P.M. Vice-Chair Sica was noted as absent.

Public Comment

None

Approval of Minutes

Mr. Sharrer made a **MOTION** to approve the Minutes of the February 2, 2022 meeting. The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried unanimously (4-0).

Vice-Chair Sica entered the meeting at 7:07 P.M.

Old Business

None

New Business

- A. Review & make recommendation on a conditional use application for 600A Middle Creek Road – Cottage Industry.**

Mr. Gulden stated the Adams County Planning Department provided two comments on the conditional use application:

1. Monitoring – at this time many of the requirements included under the Cottage Industry use requirements are unverifiable and will only become verifiable once the accessory use begins. We recommend the Township regularly monitor all identified Cottage Industries to ensure these requirements continue to be met.
2. It currently does not appear the applicant plans to improve the property with any construction that meets the Township’s definition of Land Development, which is contained in the Freedom Township Subdivision and Land Development Ordinance. However, we recommend the project be monitored to ensure any planned construction meeting this definition has an approved Land Development Plan before construction begins.

Mr. Gulden stated he reviewed the application as the Township’s Zoning Officer and offered the following comments:

1. It appears the applicant meets conditions 1 – 14 & 16 set forth in Township Code 230-62A.18.b.1-16.
2. Condition #15 – It is not clear that the applicant meets this criterion. Will all firearms being sold be made on the premises? Is this a gunsmithing facility? The code is clear that the sale of goods on the premises shall be made on the premises.

Mr. Alexander stated he will modify some of the guns he sells, and that the Bureau of Alcohol, Tobacco, Firearms and Explosives considers modifications as manufacturing. Not all guns sold on the premises will be modified.

Mr. Gulden stated that Mr. Alexander will need to apply for a Township sewage permit if a bathroom is required in order to gain the occupancy permit. PMCA will need to conduct an inspection and occupancy permit issued before opening the store. Also, a sprinkler system may be necessary in order to protect neighboring properties and first responders from ammunition stored on site.

Mr. Alexander stated no shooting will occur on the premises as a result of this store; however, he does shoot his personal guns on the property.

Mr. Sharrer made a **MOTION** to recommend approval of the conditional use application with the following condition:

1. The Township Solicitor shall review the application to determine if the applicant meets the criteria set forth in Township Code 230-62A.18.b.15.

The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried (4-0). Mr. Groomes abstained.

B. Review & make recommendation of amendment of the zoning ordinance to have campgrounds allowed as a conditional use in the Mixed Use and Commercial Corridor Zoning Districts and removed from the Rural Conservation Zoning District.

Mr. Gulden stated that the County provided comments, and they recommended that the Township keep the Campground use in the Rural Conservation zoning district, but they did not object to adding it to the Mixed Use and Commercial Corridor districts. They also recommended limiting the number of permitted uses per property to one. The code currently does not limit the number of uses a property can include.

The consensus of the Planning Commission was that Township residents had the opportunity to remove the Campground use from the Rural Conservation zoning district when the Township spent over a year updating the zoning ordinance in 2020; however, no one attended their meetings.

Vice-Chair Sica made a **MOTION** to recommend denial of the proposed zoning amendment as presented. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

Other Business

None

Public Comment

Ms. Calhoun stated she was very disappointed in the Planning Commission for their vote on the proposed zoning amendment. She stated that dozens of residents expressed great concerns over the recent Campground conditional use application, and the Planning Commissioners are going against the resident's wishes. She was glad that the Supervisors are being responsive to their wishes and trying to pass this amendment.

Ms. Buchheit praised the Planning Commission's vote on the proposed zoning amendment. She said the public should be more involved with their local government, and should have expressed their concerns with the Campground use in the Rural Conservation District when the zoning ordinance was recently updated.

Adjournment

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Secretary Buchheit. Chair Belt adjourned the meeting at 7:45P.M.