

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

Planning Commissioners

Wayne Belt, Chairperson
John Sica, Vice-Chairperson
Edward Buchheit, Jr., Secretary

Township Officials

Zach Gulden, Township Manager

Members of the Public Present

Mary Buchheit & Eric Black

Call to Order

Chair Belt called the Planning Commission's Meeting to order at 7:00 P.M.

Public Comment

None

Approval of Minutes

Vice-Chair Sica made a **MOTION** to approve the Minutes of the November 2, 2022 meeting. The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried unanimously (3-0).

Old Business

None

New Business

A. Conditional Use application – 175 Wenschhoff Road – Cottage Industry

Mr. Gulden stated:

- The conditional use application is for a cottage industry at 175 Wenschhoff Road – custom motorcycle shop.
- This meeting/hearing was advertised in the Gettysburg Times.
- The property was posted with the code required yard sign.
- Mr. Fenicle notified the adjacent property owners of the meeting/hearing via mail.
- The applicant waived the 60-day requirement for the first hearing.
- He received 1x letter from Mary Buchheit in opposition of the application.

- No comments were received from Adams County Planning Department.
- KPI Technology reviewed the application and provided 4 minor comments:
 1. The applicant states he will be utilizing an existing building located on the property. The applicant should contact the Building and Code officer for any necessary permits needed to have the proposed use located inside the current structure.
 2. The applicant states he will be adding an additional driveway. The applicant will need to obtain a driveway permit for the additional access drive.
 3. The applicant will need to demonstrate how they will handle the disposal of waste created from the cottage industry; specifically, oil, gas, and/or other fluids typical to motorcycles.
 4. The applicant should provide more information regarding the storage of flammable/combustible materials (oil, gas, etc.).

Mr. Black presented his application.

Vice-Chair Sica made a **MOTION** to recommend approval of the conditional use application for a cottage industry, custom motorcycle shop, to be located at 175 Wenschoff Road. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (3-0).

Other Business

None

Public Comment

None

Adjournment

There being no further business, Vice-Chair Sica made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Secretary Buchheit. Chair Belt adjourned the meeting at 7:24 P.M.