

**FREEDOM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
November 6, 2019
6:00 P.M.**

PLANNING COMMISSIONERS

Wayne Belt, Chairperson
Paul Sharrer, Vice-Chairperson
Kim Beckett, Secretary
John Sica
Edward Buchheit, Jr.

TOWNSHIP OFFICIALS PRESENT

Zachary Gulden, Township Manager
Dominic Picarelli, KPI Technology

MEMBERS OF THE PUBLIC PRESENT

Mary Buchheit & Bob Sharrah.

CALL TO ORDER

Chair Belt called the Planning Commission's Meeting to order at 6:00 p.m.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Chair Belt called for the approval of the Minutes of the September 4, 2019 Planning Commission's Meeting. Vice-Chair Sharrer made a **MOTION** to approve the Minutes of the September 4, 2019 meeting. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

OLD BUSINESS

None

NEW BUSINESS

A. Sharrah Design Restoration & Construction, LLC. Subdivision Request

- 1. Recommend approval of waiving Section 303 (preliminary plan submittal) of the Subdivision & Land Development Ordinance for Consideration.**

- 2. Recommend approval of waiving Section 306.A.9. (vicinity map scale) of the Subdivision & Land Development Ordinance for Consideration.**

Mr. Gulden said the proposal is to subdivide a 15.509+/- parcel of land into two lots (Lots 3 & 4). The project site is located at the intersection of Pumping Station and Cunningham Roads in the Rural Conservation (RC) Zoning District.

Mr. Picarelli said he just completed sewage testing at the property and it all passed. The applicant is seeking a sewage facilities waiver, because no construction is being proposed. Regarding the driveway site distance comment – he does not show the correct site distance on Lot 4's driveway; however, it can be easily corrected by moving it about 40-50 feet.

Mr. Sica asked if the Township can issue a driveway permit on a plan that has yet to be approved and recorded. Mr. Sharrah stated PennDOT cannot issue the driveway permit until a deed has been recorded and submitted as part of the driveway permit application. He cannot get the deeds for Lots 3 and 4 until the plan has been approved and recorded, so the answer is no.

Mr. Sica made a **MOTION** to recommend approval of waiving Section 303 of the Subdivision & Land Development Ordinance. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

Mr. Sica made a **MOTION** to recommend approval of waiving Section 306.A.9. of the Subdivision & Land Development Ordinance. The **MOTION** was **SECONDED** by Vice-Chair Sharrer. The motion carried unanimously (5-0).

Vice-Chair Sharrer made a **MOTION** to recommend approval of the Sharrah Design Restoration & Construction, LLC. Subdivision with the following conditions:

1. The height regulations should be included in the Site Data (604.D.).
2. The graphic and written scale shall be corrected on sheet 3 (304-A-6 & 7).
3. It is recommended that a street monument be set along a common property line at the street right-of-way line (304.A.18).
4. Sewage facilities planning approval is required (304.B.1).
5. A clear sight triangle for the proposed driveways need to be shown (405-A-4).
6. The proposed driveway for Lot 4 does not have the required sight distance on Pumping Station Road (405-A-5). The Township should consider requiring the driveway permits be obtained prior to final approval of the plan.
7. An executed owner's acknowledgement is required.
8. Adams County Office of Planning and Development comments should be received, reviewed, and considered.
9. The following note shall be placed on the plan:
 - a. "No construction requiring Township building permits shall begin until approval of the Final Plan and any other required governmental authorizations are obtained."
10. Landscaping shall be installed along Pumping Station Road to the satisfaction of the Township's Zoning Officer (Zoning Ordinance 1203 - Gateway Corridor Overlay).

The **MOTION** was **SECONDED** by Secretary Beckett. The motion carried unanimously (5-0).

OTHER BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business Chair Belt made a **MOTION** to adjourn. The Motion was **SECONDED** by Vice-Chair Sharrer. Chair Belt adjourned the meeting at 6:11 p.m.