

November 29, 2023
Franklin Township Meeting
Zoning Updated Ordinances & Zoning Map Changes
7:00 p.m.

The Franklin Township Supervisors met on the above date at the Franklin Township Administration Building located at 889 Fairyland Road. Township Officials present were Supervisors Fred Kemmerer, Robin Cressley, and Jason Frey; and Secretary Brenda Cressley; Attorney Thomas Nanovic and Carson Helfrich. A list of others in attendance is attached to the Minute Book. Chairman, Fred Kemmerer called the public meeting to order at 6:00 p.m., and led those present in the Pledge of Allegiance to the American Flag.

Chairman Kemmerer stated the reason this meeting was being held was to iron out the zoning map changes from the public hearing that was held on October 25, 2023.

Last meeting Knoll Drive & Sunrise Drive, Skyline Drive and Laurel Drive residents were present to oppose the suggested change from agricultural to residential. The consensus was to keep the properties in agricultural. The property owners in those locations that were split between ag and residential chose to be zoned agricultural. These changes will be resubmitted to both the Franklin Township Planning Commission and the Carbon County Planning Commission for their approval when the new updated Zoning Ordinance is corrected/changed.

Wayne Knirmschild representing the owners of the Hampton Inn, Jimmy Gym's property and the Pocono Point RV & Campground was present to let the supervisors know that the owners just became aware of the zoning map proposed changes for the campground. Currently the parcel is located in three (3) different zones. (Agricultural, Residential and Commercial). The owners would like some time to review the proposed zoning ordinance to see what zone would be best suited for the property. The board gave them until December 8, 2023 to decide.

The Supervisors continued to review the maps and found a few other properties that had split zoning districts. Fred said he would speak to the property owners. (Solt & Trainer)

Township resident Brian Storm was present to state his property of 6.2 acres it goes from Main Rd. to Interchange Rd. and would like to have the entire property be zoned C-2.

Township resident Elijah Reeder was present he stated he has three (3) parcels of property along East 2nd Street/Long Run Road and would like them to be included in the commercial zone, (C-1). He asked if not (all three) could he at least have his parcel that is a flag lot on the corner be included.

Chairman Kemmerer continued reviewing the zoning map changes and said there was no opposition from residents regarding the MS Districts to C-2.

Blue Mountain Machine (J.Yannone) - his business property is an industrial business but zoned in C-2. Fred said it is a moot point.

Fred said the Gary Wentz property that was proposed to be changed from C-2 to residential will remain C-2.

Wayne Knirmschild asked why our new zoning ordinance states that fraternities and group homes are allowed in C-2 but not multi-family homes?

Elijah Reeder asked why short-term rentals were only permitted in C-2 and then suggested that short-term rentals also be permitted in the C-1 zoning district.

These questions along with a few others will be given to Carson Helfrich for his input/answers.

Residents Brian Storm, Thomas Lawler, and Elizabeth Watson continued to ask questions regarding the new proposed development along Indian Hill Rd.

Will the township take over the roads in this development? Answer NO

If not taken over by the township can they construct the road the way they want to i.e.: using cheaper materials etc.? Answer No – they will still have to construct the roads and development following our SALDO, Stormwater, and MS-4 requirements or the Land Development Plans will not be approved.

What happens in twenty (20) years from now the roads start to deteriorate what happens when those residents come in to the township and ask them to take over the roads? Answer No unless they are brought back up to the township road standards, and again as of now the township cannot take on any additional roads due to costs and the manpower.

Township resident Elizabeth Watson had a few questions the first one being with our new zoning will you need a minimum of (1) acre lots to be able to build a home. Answer, yes it will remain at one (1) acre. Her concern was the new proposed 96 acres Land Development Plan that would like to have 72 homes built in this development some of which are not acre lots.

Township resident Thomas Lawler was present representing the Sawmill Run Development residents regarding their concerns with the proposed land development plan for a Fishing & Hunting Lodge and the ten (10) cabins being proposed. What is the terminology on a cabin versus a modular/tiny home which can turn into an Airbnb? They are concerned they will multiply these tiny cabins over the existing 100 acres they own. How is this going to be enforced? Mr. Lawler said since we cannot count on our Zoning Officer or our police to be available at all times the Township needs to hire a Code Enforcement Officer to make sure our Zoning Ordinances etc. are enforced.

Township resident, Matt Archey asked if the new Zoning Ordinance in the agricultural zone could remain at twenty (20') feet instead of the newly proposed fifteen (15') feet. All agreed they would have no issue with the Agricultural Zone properties to remain at 20'.

Attorney Nanovic will put together a list of questions and give Carson Helfrich the updated changes regarding the zoning map changes from tonight's meeting. The Ordinance with the new updates/changes made will be submitted to the Franklin Township Planning Commission and the Carbon County Planning Commission for their approval.

Robin Cressley made a motion to adjourn the meeting at 8:55 p.m. Jason Frey seconded the motion. Motion carried unanimously.

Respectfully submitted,

Brenda Cressley, Secretary