

**Franklin Township Supervisors  
Public Hearing for Conditional Use Application  
for Amy Zlobin of 10516 Mohawk Road Cranesville, Pa 16410 to operate a campground in an A-1  
District.**

**November 19, 2024**

**Call to Order** Dennis Howard, called to order at 6:05pm. Supervisors present were Dennis Howard, Ernest Robinson, Zoning Officer Ralph Breiding, and Secretary Ramona Junkins, Solicitor Gery Nietupski.

**Visitors** - Visitors present were Ann Smock, James Smock, Susan Ronto, Steve Ronto, Alan Hauser, Barb Osterberg, David Osterberg, David Chivari, Dee Engel, Mary Ellen Voelker, Carl Nelson, Amy Zlobin, Tara Miller, Christopher Levis, Clavin Lydic, Kathleen Levis, Edward Levis, Joe Levis

**Rules for Comment** – Dennis Howard explained the rules for comment that anyone wishing to comment should stand, state their name, and address, and direct their comments to the Supervisors.

**Purpose** – Dennis Howard explained the purpose of this hearing to receive public comment on Amy Zlobin Jones filing a Conditional Use Application for a Campground in an A-1 District.

**Correspondence – A letter opposing the conditional use application from Debra Ann Ptaskiewicz. A letter with concerns regarding the conditional use application from EdwardJ. Levis. Both letters will be attached to the minutes**

**Public Comment –**

Joe Levis – 10625 Mohawk Road – concerned about the water supply, wetlands, asked about the road base for heavier campers, has the property had an environmental impact study completed due to the wetlands that are in the back of the property. Is it going to be a full-time or part-time campground? If full time, what will it look like. What are the plans to deal with the sewage? Will the water impact effect the neighbors?

Jarad Denning – 10515 Mohawk Road – would like more information on what they exactly are looking to do.

Amy Zlobin – 10516 Mohawk Road – I am the campground owner, and I am representing myself and my dad. We are looking at creating a campground, it will not be long term and will be Boondock camping. Where they will provide their own sewer and water. Pretty much just boondock camping. Each campsite will allow one car, and we would like up to 10 campers at most. Each camper will come with their own stuff and leave with their own stuff. We are looking at planting that tall grass all around so we will not bother anyone. No tents, no animals and will be providing a handicap spot. We know a bear was spotted out back not that long ago so tent camping would not be good. The name of the campground is going to be Peaceful Acres.

Dee Engel – 6470 Old State Road – How many acres will the be on?

Gery Nietupski – Solicitor o 8.28 acres with the house currently on it.

Dennis Howard – Supervisor – Asked the applicant to come forward and identify the parcel in which this will be.

Amy Zlobin – 10516 Mohawk Road – Identified the parcel with the house on it.

Gery Nietupski – Solicitor – Have you spoken to the Erie County Department of Health about the septic? What about showers? What is your plan about fires, as we are in a burn ban and you would like to introduce fire pits in your plans.

Amy Zlobin – 10516 Mohawk Road – I will do what the department of Health wants me to do, I thought I would come here first.

Dennis Howard – Supervisor – I view this as exploratory so we can see what we need to do to move forward. Like the Department of Health, Erie County Conservation especially if people will be responsible for bringing their own wood and other invasive species. We also need to be cautious of the watershed an where it drains.

Gery Nietupski – Solicitor – I feel the Supervisors cannot do anything until the Department of Health and other agencies do their part and I feel it could be very costly.

James Smock – 10485 Mohawk Road – Will there be insurance by the homeowner for the roads? Fire hazards are a concern as we only have a volunteer fire department. My wife and I have a lot of experience in camping where the campground has good rules, but some campers still do what they want. In Franklin Township we have a problem with water and at my house we had to drill three times to get a good well. If they must drill another well, it could affect my well for my house, when they would be drilling for a business, and we live in a residential neighborhood.

Amy Zlobin – 10516 Mohawk Road – We could put in a basin for water and have some trucked in.

Susan Ronto – 10506 Mohawk Road – We are afraid it will decrease our property value with living right next door, will this increase our property tax? Currently there are 3 campgrounds that are within 5 miles radius of us. I feel this would negatively impact the surrounding neighborhood, it would have a negative impact on our quality of life, I have safety concerns for the entire neighborhood, the big trailers will have a lot of wear and tear on our dirt road, it is going to increase our traffic. I will displace our wildlife that we enjoy watching. The sanitation is a concern, who is to say the camper will not discharge on the ground there? This is going to create noise in our quiet neighborhood, I feel it will harm our natural environment. We do currently have a volunteer fire department in which it is getting harder and harder to find volunteers and this will burden them. A lot of our volunteers are getting older. We are covered by the State Police which has limited patrol cars in our area.

Gery Nietupski – Solicitor – This Debbie that owns 2 parcels is she related to you Mrs. Ronto?

Susan Ronto – 10506 Mohawk Road – Yes

David Chivari – 10243 Mohawk Road – To me no water and sewer can mean squatters. Where is the stormwater plan? The idea of the campers taking care of their own sewers is Ludacris. Mohawk Road is terrible already and they are fighting the base on the road as it is already gone. How are they going to handle bigger camper trailers? Spotted Lanternfly is a big issue right now. What is the plan to not spread them more in our area? Looking at the safety of these bigger camper trailers coming down the road, we live out in the country on a dirt road and there are a lot of younger kids on that road, my own grandkids play outside a lot.

Gery Nietupski – Solicitor – On your plans I see an office building is it an existing building and what is its use now?

Amy Zlobin – 10516 Mohawk Road – yes, it is existing it is a 10 X 12 storage shed right now.

Gery Nietupski – Solicitor – How many septic tanks do you have on the property now? Does it serve the house right now? How many people live in the house right now?

Amy Zlobin – 10516 Mohawk Road - We have 1 septic tank and yes it does serve the house. 2 people currently live in the house. We can always put it in a holding tank if needed.

Gery Nietupski – Solicitor – Identified to the audience exactly which parcel is proposing a campground as there was some confusion on where it is located.

With no further input from the public, motion by Dennis Howard to close the hearing at 6:38pm. Ernest Robinson seconded. Passed by unanimous roll call vote. Carried

Respectfully submitted,  
Ramona Junkins, Secretary