

PLANNING COMMISSION MINUTES

January 8, 2018 7:00PM

CALL TO ORDER: The Pledge of Allegiance was said at the organization meeting before our general meeting. Meeting was called to order by Dean Roney at 7:05PM. Members present were: Dean Roney, Mary Miller, Sandy Anderson, and Bill Bailey. Adam Reese, Frank Sabol and Brian Barthelson were absent. We have a quorum. Also in attendance: Lisa Vallimont, Township Secretary/Zoning Administrator, Greg Sesler, Mike Sanford, Paul Pangratz, Bill Felege and Chuck McConnell.

APPROVAL OF MINUTES: Mary Miller made a motion to approve the minutes of the December 4, 2017 meeting. Bill Baily seconded the motion. All others voted in favor. Motion carried.

CORRESPONDENCE: None.
Lisa Valimont, new Township Secretary/Zoning Administrator introduced herself. She is from Greene Township where she had been Secretary/Zoning Administrator as well as Supervisor. Chuck McConnell introduced himself as new Township Supervisor.

OLD BUSINESS: None.

NEW BUSINESS: Motion by Sandy Anderson to give favorable recommendation for minor subdivision for James S. Tushak. 2 lots, Erie County Index #24-12-36-1.06, zoned C-1. Lot 1 = 0.454 acre residual with existing detached structure, Lot 2 = 0.0924 acre to become an integral part of Index #24-12-36-1.04. Bill Bailey seconded the motion. All voting in favor. Motion carried.

Discussion on Greg Sesler's land development for Erie County Index #24-12-36-1.04. 18 unit apartment complex is proposed. No HUD rentals per Mr. Sesler. He now will have 2.0004 acres with the subdivision of Mr. Tushak's property. It is not the most desirable lot configuration making the 2.0004 acres. Discussion on water connection to Imperial Point Water Co, sewer connection to Girard Borough, tree screening on south boundary, storm water basins and connection to Girard Township storm water line along Westgate Dr. Motion by Dean Roney to give a favorable recommendation for the development. Seconded by Bill Bailey. All voting in favor. Motion carried.

Motion by Sandy Anderson to send Mr. Sesler to the Supervisors for a Conditional Use hearing for his multi-family development in a C-1 zone. Seconded by Bill Bailey. All voting in favor. Motion Carried.

Review and advise on a minor subdivision of property owned by Gilmore Farms Inc. 2 lots Erie County Index #24-15-48-10, zoned RA. Lot 1 = 4 acres residual consisting of cell tower and billboard, Lot 2 = approximate 116 acre parcel to be sold to Lake Erie Region Conservancy if they are successful in obtaining funding from both DCNR and PFBC. If so, the property would then transfer to PFBC with its approximate ½ mile of Elk Creek for land and water conservation. Subdivision meets the zoning requirements for RA. Lisa will contact them to pursue the subdivision and surveying process.

OTHER:

Mary Miller asked Paul Pangratz the status of the Mercyhurst property smaller lots they have noted on the for sale signs. Are they part of the 2 churches' properties? He advised they are not. They are just possible lots that could be subdivided and sold for development instead of the only whole parcel.
Continued review of our existing zoning ordinance updates still needs completed.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Discussion on the recent garage roof collapse. Per Bill Felege, demolition to start within 1-2 days. Receiving bids for new construction. Due to the emergency, 2nd Class Township code bidding requirements can be waved. New locations for a Township building are being considered due to MS4 & ADA compliance requirements which existing building does not meet.

The Township will be using Dave Sterrett with CT Consultants Inc. for our Act 537 plan.

Planning Commission bylaws need modified to reflect secretary duties.

Winterfest is planned at Lake Erie Community Park for Jan 14th.

ADJOURNMENT:

Mary Miller made a motion to adjourn the meeting. Bill Bailey seconded the motion. All voting in favor. The meeting adjourned at 8:30pm.

Respectfully,

Sandra Anderson