

PLANNING COMMISSION MINUTES

June. 3, 2019

CALL TO ORDER: The Pledge of Allegiance was recited. Meeting was called to order by Dean Roney at 7:00PM. Members present were: Sandy Anderson, Bill Bailey, Pete Dion, Mary Miller, Adam Reese, Dean Roney and Frank Sabol. We have a quorum. Also in attendance is Lisa Vallimont, Township Secretary/Zoning Administrator, Bill Felege, Township Supervisor, Bob Rabell, Rob Wernicki, Bradley Nuce, Michelle Nuce & Robert Neth.

APPROVAL OF MINUTES:

Mary Miller made a motion to approve the minutes of the Mar. 4, 2019 meeting. Pete Dion seconded the motion. All voting in favor. Motion carried.

Note: The Planning Commission did not meet in April and May due to lack of agenda items.

CORRESPONDENCE: Zoning permit report was reviewed.

OLD BUSINESS: None

NEW BUSINESS: Reviewed subdivision maps for Matthew Grettler subdivision, represented by Mr. Bob Rabell PE., for lot #13-003-007.0-003.00, a very small section in Girard Township. It is a 3.9 acre triangle of land in Girard Township with remaining property, 45.3 acre, in Elk Creek Township.

Motion by Pete Dion & seconded by Adam Reese to recommend to the Supervisors for approval. All voting in favor, motion carried.

Motion to sign the non-building declaration by Sandy Anderson. Seconded by Frank Sabol. All voting favor, motion carried.

Reviewed information brought by Michelle & Bradley Nuce asking for a conditional use hearing for 1874 Fairplain Rd, zoned A-1, to operate a nano-brewery in an existing detached structure. We found it would be considered home & farm based manufacturing. Possibly making less than 5 barrels a month. (31 gal. barrels used)

Motion by Mary Miller and seconded by Adam Reese to recommend to the supervisors for allowing the conditional use. All voting in favor, motion carried.

Reviewed information presented by Lisa Vallimont for a conditional use request by Bradley Carr, Platinum Powder Coating, located at 11057 Springfield Rd, zoned A-1, to operate a repair/service business. The business does sand blasting, welding, plasma cutting & powder coating. Bradley Carr was not at the meeting to speak with. A neighbor, Robert Neth, was in attendance to voice complaints regarding long hours of noise since most of the work is done outside of Mr. Carr's building. We asked Lisa to locate the permit issued for the building to see what the use was stated for it. Planners felt all the conditions stated in 200-27 plus screening be part of the conditions if granted. Also should have allowable hours of use in the conditions.

Motion by Sandy Anderson & seconded by Mary Miller to send to the supervisors for their consideration with all conditions listed being enforced. All voting in favor, motion carried.

Reviewed Country Garden stormwater plans.

Motion to send to Township Engineer for review, by Mary Miller & seconded by Adam Reese. All voting in favor, motion carried.

OTHER:

Wind turbine information, presented recently by Mary Miller, recommends following the state laws when regulating.

Music in the Park starts June 12th.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

More neighbor complaints on N. Edgewood Dr regarding motor homes in violation of zoning. 2 are set up. Lisa reviewed with us, how notice of violation timeline is followed. Lisa reported of 2 other zoning violation resolutions in progress for Anderson on N. Creek Rd & Kenwin on Tannery Rd.

Bill Felege spoke on new Township garage building bids submitted and lowest at \$1.4 mil.

ADJOURNMENT:

Motion by Bill Bailey and seconded by Frank Sabol to adjourn at 8:50 pm. All voting in favor. Motion carried.

Respectfully submitted,

Sandra Anderson