

PLANNING COMMISSION MINUTES

October 2, 2017 7:00PM

CALL TO ORDER: The Pledge of Allegiance was said and the meeting was called to order by Dean Roney at 7:12PM. The meeting was called to order late due to lack of a quorum. Members present were: Dean Roney, Bill Bailey, Adam Reese, and Mary Miller. Brian Barthelson arrived at 7:30om. We have a quorum. Also in attendance: Becky Hosack, Township Secretary/Zoning Administrator, Rob Wolfe, and James Andrzejczak.

APPROVAL OF MINUTES:

There was discussion on the minutes from September 11, 2017 as presented. Adam Reese disputed the fact that a portion of the minutes regarding the proposed business by Chris Snyder actually took place during the September meeting. Email transpired back and forth between Sandy Anderson and the other Planning Commission members about adding in reasons why the outdoor range was not permitted. Adam along with Mary Miller and Bill Bailey felt that this was not part of the Planners meeting, but part of the Supervisors meeting that was held in proceeding days. Adam stated that no recommendation was made at the Planners. Adam Reese made a motion to approve the minutes with the corrections made of striking out the conflicting verbiage. Mary Miller seconded the motion. All voting in favor. Motion carried.

CORRESPONDENCE:

The monthly zoning reports were reviewed for August.

OLD BUSINESS:

A minor subdivision was reviewed for property at Erie County Index #24-006-031-07.05, 10290 Lakeview Lane, Girard, PA, owned by Bonnie Budzowski. 1.021 acres are being added to Erie County Index number 24-006-031-07.06, lands of Gerald Garity. Rob Wolfe was present to explain that the property is being sold and the inground pool needed to be added to the Garity property. The subdivision is also conveying 3.745 acres of land from Bonnie Budzowski, part of Erie County Tax Index 24-006-031-07.05 owned by Lakeview Partnership, Inc. Erie County Tax Index #24-006-031-07.05 will be 35.412 consolidated acres, Erie County Tax Index #24-006-031-07.06 will be 10.925 consolidated acres and Erie County Tax Index #24-006-031-07.05 will be 5.465 acres. Bill Bailey made a motion to give a favorable recommendation. Dean Roney seconded the motion. All voting in favor. Motion carried.

A Request for Planning Waiver and Non-building Declaration was reviewed for James Andrzejczak for a 2 lot subdivision at 10646 Ridge Road, Girard. One lot will contain the existing residence with 2 acres and the residual lot will be approximately 2.19 acres of vacant land. This is Erie County Tax Index #24-008-063.0-005.03, zoned LB. The property with the residence already has septic, the vacant land is not going to be developed at this time. Adam Reese made a motion to give a favorable recommendation. Mary Miller seconded the motion. All voting in favor. Motion carried.

A Sewage Facilities Planning Module was reviewed for the Jeffrey and Lori Buie Subdivision of 2, one acre lots being subdivided from 7.9 acres, leaving a 5.9 acres residual track of land. Mary Miller made a motion to give a favorable recommendation for the Planning Module. Bill Bailey seconded the motion. All voting in favor. Motion carried.

NEW BUSINESS:

None

OTHER:

Becky Hosack explained the subdivision process as it stands today to the Planning Commission. 1. Preliminary plan comes before the Planners – no recommendation, just suggestions and given verbal to go forward. 2. Resident hires surveyor and goes to Erie County Health to start sewage/septic/waiver paperwork required. 3. Resident takes maps to Erie County Planning Department to be signed. 4. Erie County Planning Department used to take a verbal from the Health Dept. and they would sign the maps. 5. Resident picks up maps and brings the maps and septic paperwork to the Planning Commission for signatures and a favorable recommendation to the Supervisors. 6. Resident brings to Supervisors for signatures. 7. Resident takes to Recorder of Deeds and gets subdivision recorded and brings a copy to the Township.

Becky explained that now that Pete Homchencko is no longer with the Health Dept., things are working differently. Pete Link at the Planning Department will not sign off the maps until the sewage paperwork is completed and signed off. She suggested changing the subdivision process to be 1. Preliminary plan comes before the Planners – no recommendation, just suggestions and given verbal to go forward. 2. Resident hires surveyor and goes to Erie County Health to start sewage/septic/waiver paperwork required. 3. Resident brings mylar/maps and sewage paperwork to Planners for recommendation to Supervisors and signatures. 4. Resident leaves all for Supervisors signatures at next public meeting. 5. Resident takes all paperwork to Erie County Planning Dept. for signatures. 6. Resident then takes all and gets recorded at Recorder of Deeds and brings Township a recorded copy back.

There was discussion on this to make sure everyone understood the process. Becky noted that the Planners will want to be diligent in looking at the preliminary for correct lot sizes and setbacks since they won't see the subdivision until after County has seen it. Although Erie County Planning will call Becky if there are discrepancies with the Township's ordinance before they will sign off. The Township has precedence over the County. Dean Roney made a motion to give a favorable recommendation to change the Subdivision process to meet the County's. Adam Reese seconded the motion. All voting in favor. Motion Carried.

Bill Bailey asked what the road crew was doing on private property at the old mission property. Becky explained that she was not told but had heard they were cleaning out drainage tubes for the water flow issue at Westgate Drive.

Mary Miller wanted to thank the road crew for painting the lines on South Creek Road. She has noticed a difference already with people staying on their own side. It was noted that Millcreek Township was doing the painting.

Becky Hosack said that George Craft had been in and asked if when the State is painting lines, if they would do dotted white lines at the intersection of side roads and state roads. He said that it is done elsewhere and it helps to visualize where to stop. Becky will pass that along to the Supervisors as well.

Bill Bailey brought up a residence on Ridge Road and his displeasure with the semi trailer that is there. Becky indicated that she made them get a permit as a storage building. He was not aware of that.

The Planners worked on the zoning uses. There was much discussion over indoor commercial recreation and where it should be allowed and lot sizes. It was agreed to allow it in Limited Business as a conditional use. Indoor private clubs were addressed next. There is no definition for it. Becky will research definitions from other sources. Everyone felt the 10 acre minimum lot size was excessive. Junkyards were discussed and a discrepancy was found. The table 200-20 for conditional uses under I-2 shows a minimum lot size of 10 acres; while section

200-34 shows a 2 acre minimum lot size. The Planners felt the 10 acres was the correct lot size. They felt they could be allowed in the A-1 and RA districts as conditional uses as well as the I-2 conditional where it is already listed.

ADJOURNMENT:

Bill Bailey made a motion to adjourn the meeting. Dean Roney seconded the motion. All voting in favor. The meeting adjourned at 8:47pm.

Respectfully,

Becky Hosack

Becky Hosack
For Secretary Sandra Anderson