

## Planning Commission Meeting Minutes

Monday, September 14, 2020

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, September 14, 2020 at 7:00 p.m. Mr. Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Jay Provanzo, Pamela Shellenberger, Don Mann, James Henke, Keith Hoover  
Members Absent: Martin Peak, Mark Harman  
Staff Present: Nate Taggart, Adrienne Kautz and Melissa Kelly (Rettew)  
Visitors Present: Cameron Renehan (Team Ag)  
Michael Nissley (Owner-2004 Franklin Road)

**Public Comment** - There was no public comment

Approve the Meeting Minutes from June 8, 2020 – Chairman Provanzo entertained a motion to approve the June 8, 2020 minutes as they have been submitted. Pam Shellenberger so motioned and Don Mann seconded. The motion carried unanimously.

### **New Business**

20-006 – Preliminary/Final Land Development Plan for 2004 Franklin Road – The applicant is proposing to develop the existing 66.53-acre parcel with two poultry barns, access drives, and storm water management facilities. The property is zoned Agricultural. The applicant is requesting modifications to Sections 305 and 4031a. This is a briefing item.

Cameron Renehan from Team Ag is representing Michael Nissley of 2004 Franklin Road. Michael Nissley is planning on developing his farm on 2004 Franklin Road. He will be putting in two broiler barns, accesses via an existing driveway near the intersections of Franklin Road and Shultz Road. He submitted a land development plan and stormwater management plan to Rettew. Mr. Renehan said they received the review letter from Rettew. Since the project is disturbing more than an acre we have submitted a NPDES permit to the conservation district. This review is still pending. There are a few existing terraces in the existing fields that we are expanding those terraces for a stormwater basin. We are looking for a waiver of preliminary plan and submitting the plan as a preliminary/final justification, we will plan to have everything on the plan, that addresses both preliminary plan and final plan to submit to Rettew. We will work closely with Rettew and the Township Staff to make sure everything is approved. With regards to the plan scale, we understand the maximum plan scale to 1-50, overall a site plan that shows the entire 66-acre parcel on a 1-150 scale.

James Henke brought up about the detention basin that is being constructed. The one that is 2' or less, which allows for a 6-inch discharge. In the ordinance when it says 2-foot depth is that water depth or berm height. It defines facility depth; the top of the berm or emergency spill way and it is the distance between that and the orifice of the structure. The distance on the plans looks like it is 2.1 feet, Mr. Renehan said he would check into the plans it should be less than 2 feet. Also regards to the wetland, there are no wetlands on the property. Mr. Henke asked Mr. Reneham if they submitted a Wetland report and is that the only acknowledgment of wetland? Melissa Kelly of Rettew informed the board we do not technically require a waiver request of an inventory map. Ms. Kelly reported that she does not

believe there was a wetland study submitted. There probably should be a notation to provide that request with the modification of the ordinance section. Team AG referenced a Deed Plot, there was a question of did you actually survey the area or use some other type of typographic survey. Mr. Renehan said the actual project area was surveyed. Mr. Renehan has been satisfied with Rettew letters. They just need to get clarification from Rettew on what is being recommended for the wetland waivers.

James Henke recommended made a motion to bring this item from a Briefing Item to an Action Plan. Keith Hoover seconded, and the motion carried unanimously.

James Henke made a motion that we recommend approval Section 38-11, the plan application Section 380-19a Plan Scale and any additional modification that relates to wetland, based on the Rettew letter dated September 14, 2020.

Chairman Provanzo entertained a motion recommended approval for the waivers Section 38-11 and 380-19a in addition there was a recommendation wetlands waiver necessary. James Henke so motioned and Keith Hoover seconded. The motion carried unanimously.

James Henke made a recommendation to our Board Supervisors that the final plan development plan for the poultry barns recommended the approval to satisfy the Rettew letter dated on September 14, 2020 review letter both the sub-division land development and as well as the Stormwater management. Pam Shellenberger seconded, and the motion carried unanimously.

**Other Business** – Pam Shellenberger asked if there was any information available from the study of the Rail Trail connecting to the Columbia location. Mr. Taggart responded that he was not aware of final result of that, Mr. Strohecker was part of the that meeting and would have more information. But it was deemed not feasible at this time. Don Mann asked if there was any movement on the Water Tower. Mr. Taggart responded that it has been dead in the water because they are still waiting on water from the City. Mr. Taggart said it was about two years out, with all the concerns around this year.

**Correspondence** – There was none.

With no further business to discuss Mr. Provanzo entertained a motion to adjourn the meeting. Pam Shellenberger seconded, and the motion carried unanimously. The meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Don Mann  
Secretary

Recording Secretary  
Adrienne Kautz