

Planning Commission Meeting Minutes

Monday, July 11, 2022

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, July 11, 2022 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, Keith Hoover, Mark Harman, James Henke,
Members Absent: Martin Peak, Pamela Shellenberger, Don Mann
Staff Present: Nate Taggart, Adrienne Kautz,
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from March 14, 2022 – Keith Hoover entertained a motion to approve the March 14, 2022 minutes with the corrections. James Henke seconded, the motion carried unanimously.

New Business

22-003 – Revised Final Subdivision Plan for J. Scott Funk & Celesta F.M. Funk – The applicant is proposing to subdivide one lot of 10 acres in size from the existing 47.945 acre tract located on Indian Run Road (Tax ID 410909700000). The properties are zoned Agricultural.

Mr. Sanchez, the engineer representing Mr. Funk, stated that Mr. Funk is subdividing a 10-acre track from a 57.945-acre track along Indian Run Road. The current track was 86.7 acres with two subdivisions completed after that. This is 10-acre subdivision lot which is allowed under the Ordinance. The two-acre residential area of the proposed tract has been perced and probed for sewer, and also tested for infiltration beds per the storm water requirements. There is also a driveway from Indian Run Road and a proposed well. Mr. Sanchez stated that they have a review letter from Rettew.

Chairman Provanzo entertained a motion to move this from a Briefing Item to an Action Item. James Henke made a motion to approve moving the Revised Final Subdivision Plan for J. Scott Funk & Celesta F.M. Funk to an action item. Mark Harman seconded, and the motion carried unanimously.

James Henke made a motion that the Scott Funk Indian Run Road Final Subdivision plan be recommended for conditional approval based on the June 30, 2022 Rettew letter with the condition that a note be added to the plan verifying the availability of future lots for subdivision. Mark Harman seconded, and the motion carried unanimously.

22-005 – Final Subdivision Plan for 110 Rock Hill Road – The applicant is proposing to subdivide the Robert L. Hershey property into 3 lots. Proposed lot 3 will be created for the existing farmhouse and barn. Proposed lot 2 will be created for the construction of a single-family detached dwelling. Proposed lot 1 will remain as an agricultural use with no improvements proposed at this time. The properties are zoned Agricultural.

The applicant is requesting modifications to the following sections: 388-19.A (Plan Scale), 388-29F & 388-55 (Financial Security), & 388-49.E.2.b (Street Trees).

Chairman Provanzo entertained a motion to move this from a Briefing Item to an Action Plan. James Henke made a motion to approve moving the Final Subdivision Plan for 110 Rock Hill Road to an action item. Mark Harman seconded, and the motion carried unanimously.

James Henke made a motion that the requested modifications dealing with Plan Scale, Financial Security and Street Trees location be recommended for approval based on our engineer's letter dated June 9, 2022 with the justification provided in the Rettew letter. Mark Harman seconded, and the motion carried unanimously.

James Henke made a motion to recommend approval for the Final Subdivision Plan for 110 Rock Hill Road based on the applicant satisfying the conditions comments outlined in the Rettew letter dated June 9, 2022. Mark Harman, seconded, and the motion carried unanimously.

22-006 – Revised Final Subdivision Plan for Richland Downs – The applicant is proposing to subdivide 2.5 acre lot from his existing 9.66 acre lot for a new single family detached home to be constructed. The properties are zoned Rural.

The property is a 9.7 acre parcel, which was part of the Richland Downs subdivision that was recorded in the early 90s. Mr. Gabriel is proposing one new residential lot.

Chairman Provanzo entertained a motion to move this from a Briefing Item to an Action Item. Mark Harman made a motion to approve moving the Final Subdivision Plan for Richland Downs to an action item. Keith Hoover seconded, and the motion carried unanimously.

Mark Harman made a motion to recommended approval of the Revised Final Subdivision Plan for Richland Downs based on the Rettew June 30, 2022 comment letter being satisfied. Keith Hoover seconded, and the motion carried unanimously.

Public Comment - There was no public comment.

Other Business – No other business to report.

Adjourn

With no further business to discuss Mr. Henke motioned to adjourn the meeting. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Adrienne Kautz