

Planning Commission Meeting Minutes

Monday, December 12, 2022

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, December 12, 2022 at 7:00 p.m. Chairman Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, Jay Provanzo, James Henke
Members Absent: Don Mann, Mark Harman, Martin Peak
Staff Present: Nate Taggart, Adrienne Kautz
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from November 14, 2022 – Pam Shellenberger entertained a motion to approve the Monday, November 14, 2022 minutes with corrections. Keith Hoover seconded, the motion carried unanimously.

New Business

22-011 – Revised Final Subdivision and Lot Add On Plan for 516 Habecker Church Road – The applicant is proposing to subdivide 16.82 acres from their existing 66.83 acre property at 516 Habecker Church Road and add the 16.82 acres onto the property at 3351 Charlestown Road. The properties are zoned Agricultural.

Ms. Kelly from Rettew reported that the homeowner is looking to carve off part of the property East of the stream on Lot 1 which is the Wesley Funk property and add it to Lot 2 which is the Kreider property South of Charlestown Road. The homeowner is wanting to add this onto the 3351 Charlestown Road location. There are no improvements proposed with this plan. Rettew has a review letter dated December 1, 2022 which the majority of the items have been addressed. One item does require a modification for Additional Right-of Way. One of the properties is Ag preserved, as part of that, they aren't allowed to dedicate any Right-of-Ways. Rettew is in support of a waiver modification request for this. They would recommend that easements be provided at both of the culverts along Charlestown Road and Habecker Church Road. If the Township would need to do maintenance on any of the culverts this would allow them to do so. Mr. Sanchez the engineer made a resubmittal at the end of the day on Monday, December 12, 2022 to address the comments in the letter and included a waiver request.

Chairman Provanzo entertained a motion to move the Revised Final Subdivision and Lot Add On Plan for 516 Habecker Church Road from a Briefing Item to an Action Item. Keith Hoover made a motion to move the plan to an action item. Pam Shellenberger seconded, and the motion carried unanimously.

Chairman Provanzo entertained a motion to recommend approval of the modification to Section 388.42.E.7 and Section 388.42.G1.A. Pam Shellenberger recommended the modification request for be approved subject to providing an easement for stormwater culverts on both roads. Keith Hoover seconded, and the motion carried unanimously.

Chairman Provanzo entertained a motion to approve the Revised Final Subdivision and Lot Add On Plan for 516 Habecker Church Road. Pam Shellenberger made a motion that the plan be approved subject to meeting the conditions of the December 1, 2022 letter from Rettew. Keith Hoover seconded, the motion carried unanimously.

22-011 – Revised Final Subdivision and Lot Add On Plan for Richard L & Bonnie Sue Martin – The applicant is proposing to subdivide 2.22 acres from their existing 37.627 acre property at 456 Stehman Church Road and add the 2.22 acres onto the property at 440 Stehman Church Road. The properties are zoned Agricultural.

Marlin Kreider, of 456 Stehman Church Road, is proposing to subdivide 2.2 acres from his property and add it onto Richard and Bonnie Sue Martin's property. There are no improvements planned or change of use to the property.

Chairman Provanzo entertained a motion to move the Lot Add On Plan for Richard L & Bonnie Sue Martin from a Briefing Item to an Action Item. Pam Shellenberger made a motion to move the plan to an action item. Keith Hoover seconded, and the motion carried unanimously.

Chairman Provanzo entertained a motion to approve the two waivers, Section 38-19.A Plan Scale and Section 388.42.G.B Dedication of Additional Right-of-Way. Pam Shellenberger made a motion to recommend approval of the Plan Modifications. Keith Hoover seconded, and the motion carried unanimously.

Vice-Chairman Shellenberger made a motion that the Richard L. & Bonnie Sue Martin Revised Final Subdivision Plan be approved subject to meeting the conditions in the December 9, 2022 letter from Rettew. Keith Hoover seconded, and the motion carried unanimously.

Proposed Rezoning Discussion – 289 Donerville Road

Mr. Strohecker commented that 289 Donerville Road is zoned High Density Residential Flex. The Township Supervisors and Mr. Strohecker have been in discussion on rezoning this property. Mr. Strohecker stated that, earlier this year, the Supervisors had a work session to discuss what farms would be more vulnerable for development and determine whether those farms are zoned properly as we look at the Township as a whole. There were two properties that stood out to the Township Supervisors, 289 Donerville Road and the Stauffer Farm for zoning issues.

The property of 289 Donerville Road, came under scrutiny because it is zoned as High Density Residential Flex which would allow all types of residential development (single family, duplexes, townhomes, and/or apartments).

Ms. Shellenberger asked if we have a lot of High-Density zoned properties left in the Township. Mr. Strohecker commented that he doesn't believe we have a lot of properties zoned for High Density left undeveloped.

John Wenzel, of 690 Indian Run Road, is a Supervisor for the Township. Mr. Wenzel looks at safety and zoning with regards to the community. Supervisors look to have a vision for the community. They look at 10+ years down the road and want to provide growth to the Township. This zoning change came up in discussion at a Supervisors meeting where two individuals from Woods Edge development (which is zoned as High-Density Flex) commented about 289 Donerville Road. These two individuals supported the rezoning of 289 Donerville Road.. They support a single-family dwelling neighborhood on this property. Mr. Wenzel wants to preserve this as an agricultural area. Mr. Wenzel stated if you go from an Agricultural area to High Density, the change is dramatic. Mr. Wenzel is not opposed to High Density Flex but on 289 Donerville Road he would prefer not to see that there.

Ms. Shellenberger stated that the proposed change would not be in conflict with the Township's Comprehensive Plan. She also stated that she can see both sides when it comes to the zoning of properties. When you look at the property, both sides are Agricultural land and Low Density would create a nicer transition for it but, when you look at other High-Density areas, they are also joining Ag areas as well. We do want to be accommodating as much as possible within that growth boundary so we don't get requests to extend the growth boundary any further.

Mr. Provanzo commented that we should be looking at a broader picture when considering a rezoning. If the Township takes away density on a parcel in one place, are we replacing it somewhere else in the Township. There is no doubt that housing has become expensive.

Mr. Provanzo asked about the connection with Stone Mill Road. Mr. Strohecker stated that Stone Mill Road is on our official map to be extended across the Armstrong property. It would be extended through Woods Edge development to Centerville Road. A key point in any discussions would be extending Stone Mill Road all the way across to Donerville Rd.

Joe Hipple, of 127 Langley Square, voiced his concerns about the road and traffic situations.

Mr. Hoover stated that why can't Ag be an end use. As developable land decreases, why does it have to appear somewhere else in the Township. Mr. Hoover understands that we need to have growth but at what cost.

Mr. Henke stated that he'd like to think about this proposal a little more before making a decision. He appreciates the comments made about seeing agricultural land when looking West but he also sees the need for varied housing options as well. Having the Stone Mill Rd connection is very important as traffic is a major concern.

Mr. Provanzo thanked everyone for their comments on this topic and looks forward to further discussion.

Public Comment –

Adjourn

With no further business to discuss Vice-Chairman Pam Shellenberger motioned to adjourn the meeting. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,
Don Mann, Secretary

Recording Secretary
Adrienne Kautz