

Planning Commission Meeting Minutes

Monday, September 11, 2023

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, September 11, 2023 at 7:00 p.m. Chairman Jay Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

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

Approve the Meeting Minutes from July 10, 2023 – Chairman Jay Provanzo entertained a motion to approve the July 10, 2023 Planning Commission meeting minutes as presented. Pam Shellenberger made a motion to approve the minutes as presented. Martin Peak seconded the motion and it carried unanimously.

New Business

Proposed Zoning Ordinance Text Amendment – Petitioner: 321 Old Blue Rock Properties, LLC
Reilly Noetzel, of Barley/Snyder, was present on behalf of the Snyder Funeral Home, along with Cathy Snyder. Mr. Noetzel has worked with the Township Staff to present a draft of the proposed zoning amendment.

Old Blue Rock Properties acquired the former Scheid funeral home property as well as the property in the rear, located at 321 Old Blue Rock Road, which is zoned Residential. This property was always used by the prior owner in connection with the funeral home. The funeral home is zoned in the Limited Commercial District. Mr. Noetzel is proposing to rectify what was done in the past without Township approval or knowledge. The proposed text amendment provides supportive uses for a funeral home as a special exception in the Low-Density Residential Zone subject to being adjacent to a funeral home. The intended use by the applicant is to continue to store materials and supplies in the garage that are on the property. There was a discussion about placing a commercial lift on the property as well.

Ms. Shellenberger expressed concern that this is being proposed as an accessory use. Ms. Shellenberger does not see this as an accessory use. It is not consistent with the residential zone. It is written for a specific use not applying to anyone else in the Township.

Mr. Provanzo stated that Mr. Noetzel is proposing this as a Special Exception. Mr. Noetzel expects to have to go before the Zoning Hearing Board if this amendment is adopted.

Yvonne Crouse, of 332 Owl Bridge Road, what would happen if they didn't go through this process to attempt to bring their property into compliance? Mr. Taggart stated that it would be an enforcement issue if we received a complaint about the non-compliant activity/use.

Martin Peak made a recommendation to approve the Proposed Zoning Ordinance Text Amendment for the property at 321 Old Blue Rock Road. Don Mann seconded, Pam Shellenberger opposed, the motion carried.

Public Comment - None to report

Adjourn

With no further business to discuss, Pam Shellenberger motioned to adjourn the meeting. The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary, Adrienne Kautz