

Planning Commission Meeting Minutes

Monday, March 11, 2024

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, March 11, 2024 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, James Henke, Jarred Texter, Don Mann
Members Absent: Keith Hoover, Martin Peak
Staff Present: Nate Taggart, Adrienne Kautz
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from January 8, 2024 – Chairman Jay Provanzo entertained a motion to approve the January 8, 2024 Planning Commission meeting minutes. Pam Shellenberger made a motion to approve, James Henke seconded the motion and it carried unanimously.

New Business

23-09 – Revised Final Subdivision Plan for 299 Coffee Street

The applicant is proposing to subdivide a 1.905 +/- acre parcel from the existing 11.09 +/- acre tract. The property is zoned Agricultural.

The applicant is seeking modifications to the following sections: Section 388-21.B – Existing Features, Section 388-42.A.18 – Concrete Monuments, and Sections 388-42.E.7 & 388-42.G.1.b – Dedication of Additional Right-of-Way.

Steve Gergely, of Harber Engineering presented a plan for 299 Coffee Street. The property is at the Northeast corner of Walnut Hill Road and Coffee Street, it is 11.6 acres and has an existing house and barn. This is just a one lot subdivision, which already has on-lot sewer and well. New lot lines are being drawn around the existing home and barn. A new sewer system has already been installed on this same lot. The remaining acreage will be a second lot with no plans for any improvements at this time. There is a proposed new driveway for this larger lot.

Mr. Henke asked if the on-lot system that is across the street will just be a vacant lot. Mr. Gergely stated that the owner sold it to his cousin.

James Henke made a recommendation that the modification requests for Section 388-21.B Existing Features, Section 388-42.A.18 Concrete Monuments, Sections 388-42.E.7, 388-42.G.1.b Dedication of Additional Right-of-Way all be recommended for approval as presented and supported by our Township Engineer. Pam Shellenberger seconded and the motion carried unanimously.

James Henke made a recommendation that the 299 Coffee Street Revised Final Subdivision plan be recommended for approval based on the Rettew letter dated January 9, 2024 and any additional comments that may present itself after they continue with the module process. Pam Shellenberger seconded and the motion carried unanimously.

Public Comment

A resident from the public asked what the statues/concrete monument on the plan are referring to. Mr. Henke responded with an answer to the question.

Mr. Mann asked if there are any updates regarding the connection of the Northwest River Trail and the Enola Low Grade Trail. Mr. Taggart responded that there are not any updates on this. It seems to be a closed issue because there is not a way to connect.

Adjourn

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

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary, Adrienne Kautz