

Planning Commission Meeting Minutes

Monday, April 8, 2024

7:00 p.m.

Vice-Chairman Pam Shellenberger called the meeting to order on Monday, April 8, 2024 at 7:00 p.m. Vice-Chairman Pam Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

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

Approve the Meeting Minutes from March 11, 2024 – Vice-Chairman Pam Shellenberger entertained a motion to approve the March 11, 2024 Planning Commission meeting minutes. Jarred Texter made a motion to approve, Keith Hoover seconded the motion and it passed unanimously.

New Business

23-005 – Final Land Development Plan for Kiddie Academy – 251 S. Centerville Road – The applicant is proposing to construct a day care facility, outdoor play area, parking, access drive, stormwater facilities, and other site improvements on the property located at 251 S. Centerville Road. The property is zoned General Commercial.

The applicant is seeking modifications to the following sections: Section 388-11 – Preliminary Plan, Section 388-38.A – Traffic Study, Section 388-42.E – Reconstruction of Existing Streets, Sections 388-42.K.1.a&b – Curbing, Section 388-42.L - Sidewalks.

Mr. Cooley stated that the applicant did go to the Zoning Hearing Board a few months ago, with a request for Special Exception for the actual Kiddie Academy itself. There were a few variances that were approved. The project has an approximately 11, 000 square foot daycare facility. The playground is on the outer side, which will be completely fenced in. There is a water and sewer easement as well as a drainage easement which runs along the property line. The property is located in the General Commercial zoning district.

They are currently proposing 38 parking spaces within the site. They are proposing an internal 4-foot macadam trail that would connect Centerville Road up to Royal Road. This would allow pedestrians within the neighboring community to access the Township park which is on the other side of Centerville Road. This would be a public trail with an access agreement for the Public to use the trail itself

Mr. Cooley has approval from LASA for sewer. They do have the two review letters from the Township Engineer, dated April 3, 2024, and a majority of the technical items have been addressed. The Township Engineer is recommending approval of all modifications with those conditions noted.

Martin Peak made a motion to move the Kiddie Academy plan from a Briefing Item to an Action Item. Keith Hoover seconded, and the motion passed unanimously.

Martin Peak made a motion to approve the modifications listed on the April 3, 2024 Rettew's letter of review. The modifications requested are for the following: Section 388-11 Preliminary Plan Application,

Section 388-38.A Traffic Study, Section 388-42.E. – Reconstruction of Existing Streets, Sections 388-42.K.1.a&b – Curbing, and Section 388-42.L- Sidewalks. These approvals are all subject to Rettew’s letter and Rettew’s recommendations. Keith Hoover seconded, and the motion passed unanimously.

Martin Peak made a recommendation to approve the Kiddie Academy Plan at 251 South Centerville Road subject to the addressing the rest of the comments in Rettew’s letter dated April 3, 2024. Mr. Texter seconded and the motion passed unanimously.

Public Comment - None to report.

Adjourn

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

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary, Adrienne Kautz