

**Planning Commission Meeting Minutes**  
**Monday, March 9, 2026      7:00 p.m.**

Chairman Pam Shellenberger called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, and introduced the Board.

**Attendance**

**Members Present:** Pam Shellenberger, Dan Fisher, Keith Hoover, Joe Hrapchak, Mike Dickert, Don Dombach

**Members Absent:** Jarred Texter

**Staff Present:** Nate Taggart, Adrienne Kautz

**Visitors Present:** See attached sign-in sheet

**Approval of Prior Minutes**

Chairman Shellenberger entertained a motion to approve the February 9, 2026, Planning Commission meeting minutes. Keith Hoover moved, Joe Hrapchak seconded, and the motion carried unanimously.

**New Business**

**Briefing Item – Lot Add-On Plan for 2189 & 2193 River Road**

The purpose of the plan is to shift the shared property line between 2189 and 2193 River Road so that the existing driveway serving 2193 River Road is located entirely on that property. The properties are located within the Rural Zone and Floodplain Overlay Zone. Ryan Trees of RG Associates, representing Steve Funk, presented the plan and explained that no building improvements or land disturbance are proposed. A waiver request from the wetland study requirement was submitted as part of the application.

Mr. Trees stated that the applicant had previously received a variance from the Zoning Hearing Board related to lot width and that the property line adjustment would shift approximately 40 feet to the north.

Chairman Shellenberger entertained a motion to move the Lot Add-On Plan from a briefing item to an action item. Mike Dickert moved, Don Dombach seconded, and the motion carried unanimously.

Chairman Shellenberger then entertained a motion to recommend that the Board of Supervisors approve the requested wetland study waiver, as recommended by Township Staff and the Township Engineer. Dan Fisher moved, Don Dombach seconded, and the motion carried unanimously.

Chairman Shellenberger entertained a motion to recommend that the Board of Supervisors approve the Lot Add-On Plan for 2189 & 2193 River Road, subject to the Rettew review

letter dated February 23, 2026, and the applicant addressing all review comments. Dan Fisher moved, Keith Hoover seconded, and the motion carried unanimously.

### **Briefing Item – Zoning Ordinance Review**

Chairman Shellenberger requested that the Board be provided with a map of Agricultural-zoned properties throughout the Township, including parcel sizes and preserved farms, to assist with future zoning discussions. Mr. Taggart stated that Rettew could prepare a map for review at a future meeting.

Board members discussed several topics related to the Agricultural Zone, including bed-and-breakfast uses, landscaping contractor businesses, Accessory Dwelling Units, minimum lot sizes, subdivision rights, and setback requirements.

Discussion included whether bed-and-breakfast establishments should be more clearly defined and restricted to existing farmhouses or historic structures, as well as whether landscaping contractor businesses should be specifically addressed within the ordinance. The Board also discussed minimum lot area requirements within the Agricultural Zone, including whether larger minimum lot sizes should be considered to help preserve agricultural land and limit subdivision density. Questions were also raised regarding how subdivision rights are allocated when larger tracts are subdivided.

There was general consensus that portions of the Agricultural Zone regulations should be reviewed and updated. Chairman Shellenberger requested that committee members prepare written recommendations and proposed revisions for future discussion and presentation to the Board of Supervisors.

Mr. Fisher also asked whether side-yard setback requirements should be reviewed for potential revisions.

### **Public Comment**

None.

### **Adjournment**

With no further business, Keith Hoover moved to adjourn. Dan Fisher seconded, and the motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Keith Hoover

Secretary

Recording Secretary: Adrienne Kautz