

Planning Commission Meeting Minutes
Monday, May 11, 2026 7:00 p.m.

Call to Order

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

Attendance

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

Members Absent: Jarred Texter, Don Dombach

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 March 9, 2026, Planning Commission meeting minutes. Mike Dickert moved, Joe Hrapchak seconded, and the motion carried unanimously.

New Business

Briefing Item – The Village at Funk’s Farm Final Land Development Plan, Phase 2

Bill Sweirnik of David Miller and Associates, representing The Village at Funk’s Farm, presented the Final Land Development Plan for Phase 2. He explained that the phase consists of three lots: one for a sanitary sewer pumping station, one residential lot, and one future commercial development lot.

The proposal includes 140 attached dwellings consistent with the approved preliminary plan. The development is classified as a Rest and Retirement Community, and the layout, road network, and unit configuration remain substantially the same as approved during the preliminary plan process. The applicant elected to phase the project.

Mr. Sweirnik stated that no driveways are proposed along Walnut Hill Road. The project has received approval for topsoil removal and will be served by private water and sewer systems. All roads and driveways within the development will remain private.

Mr. Hrapchak noted that the development signage does not indicate the age-restricted nature of the community. Mr. Taggart stated that Township staff has discussed the issue with the builder.

Mr. Hrapchak also inquired about the timeline for future phases. Mr. Sweirnik indicated that he was uncertain of the schedule but noted that the developer intends to continue moving the project forward. He added that the roadway construction will proceed as shown in the

approved plans. The preliminary plan also included an entrance onto South Duke Street opposite the Crossgates entrance.

Mr. Dickert asked why no western access point was proposed. Mr. Sweirnik explained that significant public opposition was expressed during the planning process, and the developer wished to avoid creating a cut-through route for traffic.

Mr. Sweirnik reported that most comments from the initial Rettew review letter had been addressed and that only administrative items remained outstanding.

Chairman Shellenberger entertained a motion to move The Village at Funk's Farm Final Land Development Plan, Phase 2, from a briefing item to an action item. Dan Fisher moved, Mike Dickert seconded, and the motion carried unanimously.

Chairman Shellenberger then entertained a motion to recommend conditional approval of The Village at Funk's Farm Final Land Development Plan, Phase 2, subject to satisfaction of all comments contained in the May 7, 2026, Rettew review letter. Dan Fisher moved, Keith Hoover seconded, and the motion carried unanimously.

Old Business

Briefing Item – Zoning Ordinance Review

Ms. Kelly, Rettew Associates, presented a detailed map identifying Agricultural-zoned properties and preserved farms within the Township. The map was color-coded to distinguish preserved farms from other agricultural parcels.

Mr. Dickert noted that many Agricultural-zoned parcels exceed 25 acres in size. Discussion then focused on whether the current 10-acre minimum farm size should be increased to better preserve agricultural land and limit future subdivision potential.

Chairman Shellenberger referenced prior discussions regarding increasing the minimum farm size to either 25 or 50 acres. Mr. Hoover commented that increasing minimum lot sizes could help preserve the Township's rural character and agricultural heritage.

Mr. Fisher stated that a 50-acre minimum would provide greater protection against subdivision than a 25-acre minimum. Mr. Hoover agreed, noting that under a 25-acre minimum, a 50-acre parcel could still be divided into two separate lots.

Mr. Dickert asked whether increasing the minimum acreage could unintentionally discourage smaller family farms while favoring larger farming operations.

Mr. Hrapchak stated that while a 10-acre parcel may be part of a larger farming operation, it is generally not considered a farm on its own. He expressed support for increasing the minimum acreage requirement to preserve the Township's agricultural character.

Mr. Taggart explained that the current ordinance allows one residential lot of up to two acres to be subdivided for every 25 acres of farmland. He reviewed how changing the minimum farm size could affect future subdivision opportunities.

Following discussion, the Commission took the following actions:

1. Keith Hoover moved to recommend increasing the minimum acreage of a farm in Section 425-11.D.1 from 10 acres to 50 acres. Mike Dickert seconded, and the motion carried unanimously.
2. Keith Hoover moved to recommend increasing the subdivision allowance in Section 425-11.D.2.A from one lot per 25 acres to one lot per 50 acres. Mike Dickert seconded, and the motion carried unanimously.
3. Keith Hoover moved to recommend adding a clarifying provision stating that the remaining tract from which a lot is subdivided shall not be reduced to less than 50 acres. Mike Dickert seconded, and the motion carried unanimously.

Mr. Taggart also noted that staff would review setback requirements and the provision limiting bed-and-breakfast establishments to existing single-family detached dwellings.

Public Comment

None.

Adjournment

With no further business to come before the Commission, Keith Hoover moved to adjourn. Dan Fisher seconded, and the motion carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,
Keith Hoover
Secretary

Recording Secretary: Adrienne Kautz