

Planning Commission Meeting Minutes
Monday, July 13, 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, 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 June 8, 2026, Planning Commission meeting minutes. Donald Dombach moved, Joe Hrapchak seconded, and the motion carried unanimously.

New Business

Briefing Item – Final Minor Subdivision Plan for Aaron’s Acres Campus LLC – 121 Walnut Hill Road

The purpose of this subdivision plan is to create two lots by placing the existing home on its own lot while the existing church building remains on residential land.

Modifications Requests : 388-22.S (Easements for On-Lot Sewage Replacement). 388-30.A & B (Hydrologic Report & Traffic Evaluation Report), 388-36 (Water Service Feasibility Report). 388-37 (Sewer Service Feasibility Report), 388-38 (Traffic Evaluation Study), 388-39 (Wetlands Study), 388-40 (History Feature Study), 388-42.E.a (Reconstruction of Existing Streets), 388-42.K.1.a (Curbing), and 388-42.L.2 (Sidewalks)

Andy Barshinger of Site & Design Concepts stated that approximately one-half acre is proposed to be subdivided from the existing parcel. A proposed well was added to the plan after it was determined that only one well currently serves the property. Several waivers are also being requested, primarily related to road improvements.

The Commission discussed the proposed well and replacement septic system. A feasibility report will be required for the new well, and the applicant will need to seek relief from the Zoning Hearing Board to use a private system rather than connect to the public system. Mr. Taggart noted that the applicant has until July 22 to submit materials for the August Zoning Hearing Board meeting.

The Commission also discussed whether the proposed lot may need to be enlarged depending on the results of the perk testing. The plan could be forwarded conditionally to the Board of Supervisors and would be returned to the Planning Commission if the lot configuration changes. Mr. Fisher stated that he was comfortable with the Zoning Hearing Board determining the outcome.

Chairman Shellenberger entertained a motion to recommend approval of the requested modifications for the Preliminary/Final Minor Subdivision Plan for Aaron's Acres Campus LLC – 121 Walnut Hill Road, as recommended by Township Staff and the Township Engineer in the Rettew review letter dated July 6, 2026. Dan Fisher moved, Mike Dickert seconded, and the motion passed. A second motion was made to recommend conditional approval of the plan, subject to the Rettew review letter dated July 6, 2026. Dan Fisher moved, Don Dombach seconded, and the motion carried unanimously.

**Briefing Item – Zoning Ordinance Text Amendment, Applicant: Vistablock, LLC
Proposed Text Amendment – Vistablock LLC**

Brandon Conrad of Vistablock presented a proposed Zoning Ordinance Text Amendment for approximately 210 acres behind Freedom Memorial Park. The property is currently zoned Low Density Residential Flex and could be developed with approximately 2–3 single-family homes per acre, potentially resulting in 400–600 homes. Vistablock proposed dedicating the western portion to age-restricted 55+ housing in exchange for increasing the permitted density to five units per acre. The proposal would preserve approximately 20–22 acres as open space, with the potential to expand Freedom Memorial Park. The applicant also noted that the proposed 55+ development could reduce traffic impacts.

Mr. Conrad explained that the Text Amendment would apply to properties meeting the minimum acreage requirement and could affect approximately three parcels in the Township. Vistablock intends to develop approximately half of its 210 acres as age-restricted housing and the remaining portion as unrestricted housing. Mr. Taggart noted that the proposal is also being considered as a Special Exception use.

Chairman Shellenberger expressed support for the age restriction but concern that the proposed increase in density and range of permitted development types goes beyond what is appropriate for the Low-Density Residential Flex Zone. Mr. Fisher agreed that the overall impact on the surrounding area would be significant. Chairman Shellenberger suggested that the proposal be scaled back. The Commission also discussed impervious coverage and requested that a conceptual sketch be considered to better illustrate the proposed development.

Mr. Conrad stated that a Board of Supervisors hearing was scheduled for August 3, 2026. He explained that if the Text Amendment is not approved, the western 105 acres could proceed as a cluster development with unrestricted single-family homes, while the eastern 105 acres would require a separate Land Development process. He stated that the proposed

amendment would allow the entire 210-acre property to be planned and developed as one project and that access from the school district is contingent upon the western portion being age restricted.

Dan Fisher made a motion to recommend that the Board of Supervisors approve the Text Amendment as drafted. Don Dombach seconded. The motion carried with a 5-1 vote.

Old Business

Briefing Item – Zoning Ordinance Review

This item was tabled and will be discussed again at future meetings.

Public Comment

None to report.

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