

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
APRIL 17, 2018**

CALL TO ORDER:

The April meeting of the Jackson Township Planning Commission was held on April 17, 2018 at 7:00 PM in the Township Municipal Building. Commission members present were: Robert Callahan, Lorie Redding, Alan King, Thomas Kern and Arden Kile. Staff members present were: Township Manager William J. Conn, Zoning Officer Ray Dietrich and Township Engineer Jeff Shue. There were approximately 20 persons in the audience.

PUBLIC COMMENT:

There was no public comment.

APPROVAL OF MINUTES:

The minutes of the February 20, 2018 meeting were approved as submitted. There was no March meeting due to snow.

ZONING HEARING APPLICATION:

The Commission reviewed and recommends approval of four (4) Variances and one (1) Special Exception for the property owned by Rodney Zeigler and located within a Commercial Zone at 1062 Sprenkle Road. The request was presented by Mr. Zeigler and Mr. Ted Decker. The purpose of the request is to bring the existing use and a proposed expansion thereof into conformance with the Township Ordinance. The current and continued use of this property is light Industrial (cabinet workshop).

The four (4) recommended Variances are:

1. To permit 2 principal uses on a single lot.
2. To allow light Industrial use in a Commercial Zone.
3. To allow the site to continue with the six existing parking spaces rather than provide 15 spaces as required by current ordinance.
4. To waive the screening requirement adjacent to the Agricultural Protection Zone.

The Special Exception will allow the expansion of the pre-existing non-conformity use. Commission recommends approval of this request by unanimous vote.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

Review of Mr. Zeigler's Final Land Development Plan was postponed pending Zoning Hearing Board approval of his Variance and Special Exception requests.

OTHER BUSINESS:

- A. The Commission reviewed a petition to re-zone six parcels of land located between the existing industrial park land and Bowman Road. The parcels are presently zoned "Rural Conservation" and the request is that they be re-zoned to "Industrial". The land, except for parcel no. 33-000-IG-0032DO-00000, is owned by Briarwood Golf Club, Incorporated and is currently used as a golf course. The excepted parcel, noted above, is owned by John D. Stare of 355 Bowman Road who is a co-petitioner for this request. The petition was presented by Craig S. Sharnetzka, Attorney. During the review, the following information was noted:
 1. The proposed warehouse use is not to be considered because if re-zoned, the land's future use will be governed by the new zoning requirements.
 2. Future utilities will be public. Extension to area may benefit the Township by providing public service to presently unserved areas.

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3. There was considerable concern raised by people in attendance relative to traffic issues on Bowman Road, Commerce Drive, East Berlin Road and, to a less extent, Route 30. The latter two roadways are State highways and not controlled or maintained by Jackson Township.
4. There are presently commitments from Church and Dwight Co. Inc. to upgrade the East Berlin Road intersection with Bowman Road. This work has been placed on hold until a resolution of this requested re-zoning issue is available.
5. Land currently zoned for industrial use within the Township has been essentially fully developed. Demand for such use continues but cannot be satisfied in the Township without re-zoning. Township zoning has not been evaluated for ten years and should probably be re-studied.
6. Industrial use has a positive impact on the economy of the Township.
7. People in attendance spoke about negative impacts they anticipate if the re-zoning is approved. They stated the following:
 - a) Bowman Road cannot support heavy-truck traffic.
 - b) Property values will decrease.
 - c) The open and green nature of the area would be lost. Habitat for wildlife and plants would also be lost.
 - d) Existing truck traffic is creating damage to existing properties at the intersection of Bowman Road and the East Berlin Road as well as Bowman Road with Commerce Drive.
 - e) Of the approximately 20 people in the audience, no one other than the applicant's representatives spoke in favor of the re-zoning.

After discussion, Alan King moved that the Commission recommend the request for re-zoning be denied. After a second by Robert Callahan, the Commission approved the motion with three (3) votes in support (King, Callahan, Redding) and 2 votes against (Kile, Kern).

- B. The Commission noted, with regret, the resignation of Vice-Chairperson Lorie Redding due to a move outside the Township. Her service and contributions to the Commission were gratefully acknowledged.

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Arden S. Kile, Secretary