

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 15, 2022**

CALL TO ORDER:

Colby Snyder, Chairperson called the February meeting of the Jackson Township Planning Commission held on February 15, 2022, at 7:00 PM to order. Commission members present were Robert Callahan, Diane King, and Brad Dunham. Planning Commission Vice Chair, Zachary Steckler was absent. Staff members present were Township Engineer Jeff Shue, Township Manager, Florence Ford, and Zoning Officer Ray Dietrich. There were 8 persons in the audience with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the January 18, 2022 meeting was approved on a motion of Callahan/Dunham, motion carries 4-0.

ZONING HEARING APPLICATION:

1. Special Exception for the property known as 6624 Woodland Drive – Applicant: Andrew and Melinda Miller.

The Miller's are building a new home on Woodland Drive. They are asking for the Special Exception allowing an accessory dwelling unit for their father who is 60 years old. Our Ordinance limits in law residences to family members who are 65 and older. However, if an applicant provides a letter from their healthcare provider supporting the reason for the in law residence, then the matter can go before the Zoning Hearing Board as a Special Exception. The Planning Commission reviewed the request and staff supported the Special Exception.

A motion of Callahan/Dunham was made to recommend approval of the Special Exception to the Zoning Hearing Board. Motion carried 4-0.

2. Zoning Change request from Agricultural Protection to Village Zone – Applicant: Cheryl Sprenkle.

Jeff Shue, Township Engineer explained to the Planning Commission the reasoning for the Zoning Change. He explained that the current zoning transitions from a higher impact Commercial Zone to an Agricultural Protection Zone. Typically, in zoning a more gradual transition takes place between zones and the Village Zone would suit that transition. Planning Commission member Diane King questioned if the change to Village would allow for denser development and if it would be consistent with the Ag Protection and character of the neighborhood. Jeff explained that if you look at the requirements of the Village zone, along with the configuration of the property being rezoned, the impacts would be minimized simply due to those restrictions.

A motion of Dunham/Callahan recommended approval of the Zoning Change from Ag Protection to Village to the Board of Supervisors. Motion carried 3-1.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Final Land Development Plan for Pappus House – Applicant Pappus House.

The engineer representing the Pappus House Land Development Plan walked the Planning Commission through the changes that were addressed from the December 17, 2021 and the February 14, 2022 review letters of the Township Engineer. Jeff Shue reviewed the February 14, 2022 review letter and stated that the comments have been addressed and the remaining comments are administrative in nature. Staff supported approval of the Plan for Pappus House.

- a. The Applicants also were requesting the following waivers from the certain provisions of the Township Ordinance as follows:
 - a. Waiver from the Preliminary Plan Provision: Section 113-29.A.1
 - b. Waiver from the Parking Area Landscaping Provision: Section 113-61.E
 - c. Waiver from the Erosion Control Provision: Section 113-71.B1.a

A motion of Callahan/King was made to recommend approval of the Waivers as listed to the Board of Supervisors for approval. Motion carried 4-0.

A motion of King/Callahan was made to recommend approval of the Final Land Development Plan for Pappus House to the Board of Supervisors. Motion carried 4-0.

OTHER BUSINESS: None presented.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:30 PM. on a motion of Callahan/Dunham. Motion carries 4-0.

Respectfully Submitted,
Florence Ford, Township Manager