

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 18, 2025**

CALL TO ORDER:

Colby Snyder Chairperson called the February meeting of the Jackson Township Planning Commission to order on February 18, 2025, at 6:00 PM. Commission members present were Brad Dunham, Ned Leppo, and Kevin Lain. Vice Chairman Zachary Steckler was absent. Staff members present were Zoning Officer Ray Dietrich, Township Manager Flo Ford, and Township Engineer Jeff Shue, there was one person in the audience with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

There needs to be a correction on a typo in the minutes. The corrected minutes of the January 21, 2025 meeting was approved on a motion of Leppo/Dunham, motion carries 4-0.

ZONING HEARING APPLICATION: There was none scheduled.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

- a. Final Land Development Plan – Applicant: Dunkin Donuts – Location Biesecker Rd and Route 30

The Applicant's engineer reviewed the Final Land Development Plan with the Planning Commission. There was a question concerning whether or not the building is sprinklered. The engineer responded no. There will be no cooking at this facility. Prepared foods are brought in for sale at this facility. There was a question on whether or not the traffic signal will need to be relocated or remain in place. The applicant's engineer stated that the traffic signal will remain at its current location. Township Engineer Jeff Shue asked the Planning Commission and the applicant to agree that the Plan will not go before the Board of Supervisors until the approved HOP is in hand at the Township. There was little additional discussion on the Plan. There were Waivers being asked for ton this Project. The Commission reviewed and voted on the waivers first, then the Plan.

Waivers Requested:

1. Section 113-23 to waive the Preliminary Plan Requirement: A motion to recommend approval of the waiver of Section 113-23 was made on a motion of Dunham/Leppo; motion carried 4-0.
2. Section 113-53.B.2 – to waive the road widening requirement: A motion to recommend approval of the waiver of Section 113-53.B.2 was made on a motion of Leppo/Lain; motion carries 4-0.
3. Section 107-20 to waive the Certified Geologist from signing the plan and allow the Plan preparer to sign. A motion to recommend approval of the waiver of Section 107-20 was made on a motion of Dunham/Leppo; motion carries 4-0.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW: (continued)

A motion was made by Leppo/Lain to recommend the approval of the Final Land Development Plan for Dunkin Donuts conditioned that the applicant follow all the recommendations enumerated on the Township Engineer's Review Letter dated February 3, 2025 to the Board of Supervisors. Motion carried 4-0.

Other Business: None Scheduled.

ADJOURNMENT:

With no further business, the meeting was adjourned at 6:20 PM. on a motion of Leppo/Dunham. Motion carried 4-0.

Respectfully Submitted,
Florence Ford, Township Manager/Assistant Township Secretary