

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
February 20, 2024**

CALL TO ORDER:

Colby Snyder, Chairperson called the February meeting of the Jackson Township Planning Commission held on February 20, 2024, at 6:00 PM to order. Commission members present were Zachary Steckler, Brad Dunham, Ned Leppo and Kevin Lain. Staff members present were Township Engineer Jeff Shue, and Township Manager Florence Ford. There were several people in the audience with business to come before the Commission.

REORGANIZATION:

A motion made by Dunham/Leppo was made to keep all the officers on the Planning Commission the same as last year, motion carried 5-0.

The officers for 2024 are as follows:

- Colby Snyder, Chairperson
- Zachary Steckler, Vice-Chairman
- Ned Leppo, Secretary

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the August 15, 2023, meeting was approved on a motion of Steckler/Dunham, motion carries 5-0.

ZONING HEARING APPLICATION:

1. Spring Grove School District/YMCA of the Roses – located at 1472 Roths Church Rd.

- a. Special Exception for Change of Use in R-2 Medium Residential Zoning District:
Applicant: Spring Grove Area School District owner/YMCA of the Roses applicant:
Mixed use to include school technology center, Windy Hill, York Alliance Church for its training Leaders through Athletics Program, New Hope Ministries, and the YMCA of the Roses for its programs and accessory day care; all common areas.

A motion was made by Dunham/Steckler to recommend approval to the Zoning Hearing Board of the Special Exception for Change of Use in R-2 Zoning District. Motion carries 5-0.

- b. Variance to allow more than one principal use on a parcel of land

A motion was made by Steckler/Leppo to recommend approval to the Zoning Hearing Board of the Variance to allow more than one principal use on a parcel of land, motion carries 5-0.

- c. Variance to reduce required parking for all uses from 396 spaces to 200 spaces

A motion was made by Dunham/Leppo to recommend approval of the parking variance on the condition that parking is built out to 250 spaces during initial construction with the ability to build an additional 50 parking spaces if the need arises (making the total number of spaces 300 spaces). Motion carries 5-0.

2. Spring Grove School District – Maintenance Facility – located at 1480 Roths Church Rd.

- a. Special Exception for change of Use in R-2 Medium Residential Zoning District:
Applicant: Spring Grove School District – for a Multi-purpose Building Facility to house equipment/supplies for Buildings and grounds Department and offices for the Tech Center.

A motion was made by Dunham/Leppo to recommend approval to the Zoning Hearing Board of the Special Exception for the Change of Use in the R-2 Zoning District. Motion carries 5-0.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Final Land Development Plan – Bailey’s Self Storage, located at 1708 Route 116

The applicant’s engineer provided an overview of the Final Land Development Plan for Bailey’s Self Storage. He told the Planning Commission that they have met all the requirements of the ordinance, and the Plans are ready for approval.

Staff concurred that all items left outstanding on the Plan are administrative in matter and the plans can be acted on. Staff also pointed out at there are waivers to consider and the Planning Commission should act on those first, then consider the Plan.

Waivers Requested:

- Section 113 – 29. A: Preliminary Plan – a motion to approve the waiver for Section 113-29.A was made by Steckler/Dunham, motion carries 5-0.
- Section 113 – 30 C.2B: Plan Scale - a motion to approve the waiver for Section 113-30 C.2.B was made by Lain/Leppo, motion carries 5-0.
- Section 113-58: Streetlighting - a motion to approve the waiver for Section 113-58 by Dunham/Steckler, motion carries 5-0.

A motion was made by Dunham/Lain to recommend approval of the Final Land development Plan for Bailey’s Self-Storage to the Board of Supervisors conditioned on the comments in the Engineer’s review Letter dated January 11, 2024. Motion carries 5-0.

Sewage Planning Waiver for Bailey’s Self-Storage

A motion to recommend approval of the Sewage Planning Waiver for Bailey’s Self-Storage was made on a Steckler/Leppo motion. Motion carries 5-0.

2. Final Reverse Subdivision Plan for Martin’s Chips – 5847 Lincoln Highway and Grant Road

Waiver Request

- Section 113.53.B.(2) Roadway Widening – The applicant’s engineer asked for the waiver for the road widening since widening Grant Road may actually increase traffic and speed.

A motion was made by Dunham/Lain to recommend approval of the Waiver for Section 113.53.B.(2) Roadway Widening along Grant Road. Motion carries 5-0.

A motion was made by Steckler/Leppo to recommend approval of the Reverse Subdivision Plan for Martin’s Chips conditioned on the comments in the Engineer’s review Letter, dated February 15, 2024. Motion carries 5-0.

Other Business:

The Staff asked the Planning Commission to consider recommending the denial of the Final land Development Plan for 1221 Hanover Road. This plan has been sitting since 2019 and there has been no movement to revise the plans, etc. The applicant is in a legal battle with their engineer and the plan has stalled with no submissions, etc. Staff would like to clear this plan from our list. The applicant had mentioned that he wanted to radically revise this plan and in doing so, the Plan would need to be resubmitted anyway.

A motion to recommend denial of the Final Land Development Plan for 1221 Hanover Road was made by Dunham/Leppo. Motion carries 5-0.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:40 PM. on a motion of Leppo/Lain. Motion carries 5-0.

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