

JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
April 20, 2021

CALL TO ORDER:

Colby Snyder, Chairperson called the March meeting of the Jackson Township Planning Commission held on April 20, 2021 at 7:00 PM to order. Commission members present were: Robert Callahan, Brad Dunham and Diane King. Staff members present were: Township Manager Florence Ford, Zoning Officer Ray Dietrich and Township Engineer Jeff Shue. Six (6) persons in the audience with business to come before the Commission were present and one (1) person via Zoom.

PUBLIC COMMENT:

There was no public comment.

APPROVAL OF MINUTES:

The minutes of the March, 2021 meeting was approved on a motion of Callahan/King, motion carries 4-0.

ZONING HEARING APPLICATION:

There was none scheduled.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Minor Final Land Development Plan - Church and Dwight: John Runge of Gordon Brown presented a plan for an additional third lane for tractor trailers, an additional guard shack, and additional trailer parking lot. The purpose of this plan is to create additional trailer storage, add incoming truck lane to future DC Trailer Storage access lane, and add second employee exit lane. No additional manufacturing, warehousing, or buildings are proposed with this plan. Planning Commission member, Brad Dunham raised the issue of the choke point at the entrance and whether adding the additional lane would help if trucks cannot get to it. Matt King from Church and Dwight explained that the lane and trailer parking will alleviate the pressure on the entrance and the stacking issue. Township Engineer, Jeff Shue is concerned about the entrance being a choke point.

The applicants are also requesting the following waiver:

- a. Parking Area Landscaping, Section 113-61.E (offering a fee in lieu of landscaping)

The Minor Final Subdivision Plan and the waiver request for Church and Dwight be approved pending satisfactory compliance with the comments detailed in the Engineer's review letter of April 19, 2021 on a motion of Callahan/King, motion carries 4-0.

2. Final Subdivision Plan – 2 Lot 1109 Hanover Road – Applicant Gohn & Stambaugh: Charlie Scanzello of BL Associates presented the plan to the Planning Commission. The purpose of the plan was to add land from one parcel to the next to create a lot of 3.11 acres to meet the minimum requirements for commercial retail. Township Engineer, Jeff Shue told the Commission that all the comments on his review letter dated April 12, 2021 have been satisfied.

The Planning Commission approved the Final Subdivision Plan – 2 Lot, 1109 Hanover Road on a Dunham/Callahan motion. Motion carries 4-0.

3. Minor Final Subdivision Plan – Applicant R&D Partnership. The purpose of the plan is to create a building lot for the future bus barn for the Spring Grove School District. The applicant’s engineer was not present.

The Minor Final Subdivision Plan for R&D Development be approved pending satisfactory compliance with the comments detailed in the Engineer’s review letter of April 12, 2021 on a motion of Callahan/Dunham, motion carries 4-0.

OTHER BUSINESS:

None presented.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:48 PM. On a motion of Callahan/King, motion carries 4-0.

Respectfully Submitted,
Florence Ford, Township Manager