

**JACKSON TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
MAY 16, 2023**

**CALL TO ORDER:**

Colby Snyder, Chairperson called the May meeting of the Jackson Township Planning Commission held on May 16, 2023, at 6:00 PM to order. Commission members present were Diane King, Zachary Steckler and Robert Callahan. Commission member Brad Dunham was absent. Staff members present were Zoning Officer Ray Dietrich, Township Engineer Jeff Shue, and Township Manager Florence Ford. There were several people in the audience with business to come before the Commission.

**PUBLIC COMMENT:** There was none.

**APPROVAL OF MINUTES:**

The minutes of the April 18, 2023 meeting was approved on a motion of King/Snyder motion carries 4-0.

**ZONING HEARING APPLICATION:**

1. Height Variance Request to an Accessory Structure – Applicant: Hanover Architectural Products

Representatives of Hanover Architectural presented their request for a height dimensional variance. They are proposing to construct 3 storage towers at a height of 120 feet. The storage tanks are the same height as the silos located at Church and Dwight. Raw materials stored are aggregate and will be shipped in by train. This will also cut down on truck traffic coming to the facility that would normally bring raw materials to the site. They anticipate that deliveries would take place approximately 4 times a year.

A motion was made by Steckler/Callahan to recommend approval to the Zoning Hearing Board of the dimensional variance for the height of the towers, motion carries 4-0.

2. Request for Rezoning parcel from Rural Conservation to Industrial – Applicant Martin’s Chips  
(Public Hearing is Scheduled for July 5 at 7:00 PM)

A motion was made by Callahan/Steckler to recommend approval of the Zone Change Request to the Board of Supervisors, motion carries 4-0.

A motion by Dunham/Snyder was made to recommend approval to the Zoning Hearing Board of the 17 parking spaces (14 in the middle of the buildings and 3 at the office) to be approved, motion carries 3-0.

**SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:**

1. Preliminary Land Development Plan – Sunnyside Apartments Applicant: Zenith Construction  
(Waivers were granted by Planning Commission on 11/15/22)

Elliot Shibely presented the plans for the Sunnyside Apartments. There was some discussion on the height of buildings and whether or not the Fire Apparatus could reach the buildings. The planning Commission instructed the applicant to reach out to the Fire Chief and get that item resolved. Elliot agreed to meet with Brad.

A motion was made by King/Callahan to recommend approval to the Board of Supervisors conditioned on the Engineer's review Letter dated 11-11-22, motion carries 4-0.

**OTHER BUSINESS:** None Scheduled.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at 7:40 PM. on a motion of Callahan/Steckler. Motion carries 4-0.

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