

**JACKSON TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
MAY 17, 2022**

**CALL TO ORDER:**

Colby Snyder, Chairperson called the February meeting of the Jackson Township Planning Commission held on May 17, 2022, at 7:00 PM to order. Commission members present were Zachary Steckler, Robert Callahan and Brad Dunham. Planning Commission Member Diane King was absent. Staff members present were Township Engineer Jeff Shue, Township Manager, Florence Ford, and Zoning Officer Ray Dietrich. There were several persons in the audience with business to come before the Commission.

**PUBLIC COMMENT:** There was none.

**APPROVAL OF MINUTES:**

The minutes of the March 15, 2022 meeting was approved on a motion of Callahan/Steckler, motion carries 4-0.

**ZONING HEARING APPLICATION:**

1. Ordinance 225-2022 An Ordinance Amending Section 133-13 “High Density Residential Zone.”  
Manager Ford spoke to the Commission concerning the Ordinance revisions. She stated the Board of Supervisors instructed staff to work on these revisions to mitigate issues that have arisen with the existing Ordinance concerning parking and residential density. The York County Planning Commission reviewed the Ordinance revision and recommended approval at their meeting.

The Planning Commission moved to recommend approval to the Board of Supervisors on a motion of Dunham/Steckler, motion carries 4-0.

2. Special Exception – Applicant: Bailey Self Storage: Special Exception Request for a Mini Storage Facility in a Commercial Zone. The Attorney representing the Applicant and the Applicant’s engineer described the request. For presentation purposes, the applicant is proposing approximately 290 storage units of various sizes and style. All of which would be vetted through the Land Development once the Special Exception is considered by the Zoning Hearing Board. Issues such as water, sewer, and stormwater will be addressed at that time.

The Planning Commission recommended approval to the Zoning Hearing Board for the Special Exception for a Mini Storage Facility in a Commercial Zone on a motion of Callahan/Steckler, motion carries 4-0.

**SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:**

1. Final Subdivision Plan – 2 Lot Subdivision, Applicant: Cheryl Sprenkle. The applicant’s engineer presented the subdivision plan to the Planning Commission. As part of the plan approval the applicant is seeking two waiver requests. The waiver requests are as follows:
  - a. Section 113-39.A Plan Scale Waiver
  - b. Section 113-53.B.2 Street Width Widening Requirement

A motion of Dunham/Callahan was made to recommend approval of the waiver requests to the Board of Supervisors, motion carried 4-0.

A motion of Steckler/Callahan was made recommending approval of the 2 Lot Subdivision Plan for Cheryl Sprenkle with all conditions met stated in the Township's Engineer's review letter dated May 11, 2022, motion carries 4-0.

**OTHER BUSINESS:**

Chairman Colby Snyder asked the Planning Commission to consider changing the time of the Planning Commission Meeting to 6:00 PM. All members and staff were supportive of the time change, however, the Commission members wanted to hear how Diane King felt about the time change. This item will be tabled until the next meeting in June.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at 8:00 PM. on a motion of Callahan/Steckler. Motion carries 4-0.

Respectfully Submitted,  
Florence Ford, Township Manager