

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
JUNE 17, 2025**

CALL TO ORDER:

Colby Snyder Chairperson called the June meeting of the Jackson Township Planning Commission to order on June 17, 2025, at 6:00 PM. Commission members present were Ned Leppo, and Zachery Steckler. Staff members present was Zoning Officer Ray Dietrich, Township Manager Flo Ford, and Township Engineer Jeff Shue. There was four people in the audience with business to come before the Planning Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the May 20, 2025 meeting was approved on a motion of Leppo/Steckler, motion carries 3-0.

ZONING HEARING APPLICATION: There was none.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

- a. Preliminary Land Development Plan – Spring Grove School District/YMCA – Roths Church Rd.
- b. Final Land Development Plan – Applicant: Spring Grove School District/YMCA Rocket Drive

Waiver Requests:

1. Section 113.35 – Requires Plan to show Right of Way, Cartway, Existing Street within 200 feet of the property
2. Section 113.35 – Plan/Profile Scale – Requires plans to be shown at a scale of 1"=50'
3. Section 113.53D – Arterial and Collector Frontage concerns the restriction of ingress and egress
4. Section 113.56 – Sidewalks – Concerns sidewalks along the frontage road
5. Section 113.58 – Streetlighting

The applicants engineer, Joe Gurney reviewed the Preliminary and the Final Phase 1 Development Plan with the Planning Commission Members. He reminded them that the Phase 1 Final Plan was a recommendation from the Township to save money for the Spring Grove School District in bonding the Public Improvements. The Phase 1 Plan shows the improvements that will be made for the YMCA Project. The applicant is waiting on two items: The first being the NPDES Technical Review Comments and the EDU calculations for sewage from the Borough of Spring Grove. Should the Borough require an increase of EDUs, there would need to be an amended Agreement between the Township and the Borough to allow the Borough to serve the Project. The waivers are supported by the staff and the applicant has addressed the concerns to the Planning Commission and staff. The Planning Commission was directed to consider approval of the waivers first, then the Plans. There was no further discussion.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW: Continued.

Waiver Requests:

1. Section 113.35 – Requires Plan to show Right of Way, Cartway, Existing Street within 200 feet of the property. A recommendation was made to the Board of Supervisors to approve this request on a Leppo/Steckler motion, motion carries 3-0.
2. Section 113.35 – Plan/Profile Scale – Requires plans to be shown at a scale of 1"=50' A recommendation was made to the Board of Supervisors to approve this request on a Steckler/Leppo motion, motion carries 3-0.
3. Section 113.53D – Arterial and Collector Frontage concerns the restriction of ingress and egress A recommendation was made to the Board of Supervisors to approve this request on a Leppo/Steckler motion, motion carries 3-0.
4. Section 113.56 – Sidewalks – Concerns sidewalks along the frontage road A recommendation was made to the Board of Supervisors to approve this request on a Steckler/Leppo motion, motion carries 3-0.
5. Section 113.58 – Streetlighting A recommendation was made to the Board of Supervisors to approve this request on a Leppo/Steckler motion, motion carries 3-0.

Preliminary Land Development Plan – Spring Grove School District/YMCA – Roths Church Rd. A recommendation was made to the Board of Supervisors to approve the Preliminary Plan conditioned upon the items listed in C.S. Davidsons Review Letter dated June 9, 2025 on a Steckler/Leppo motion, motion carries 3-0.

Final Land Development Plan (Phase 1) – Applicant: Spring Grove School District/YMCA Rocket Drive

A recommendation was made to the Board of Supervisors to approve the Final Land Development Plan (Phase 1) conditioned upon the items listed in C.S. Davidsons Review Letter dated June 9, 2025 on a Leppo/Steckler motion, motion carries 3-0.

OTHER BUSINESS: None Scheduled.

ADJOURNMENT:

With no further business, the meeting was adjourned at 6:15 PM. on the motion of Dunham/Leppo. Motion carried 5-0.

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