

JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 18, 2024

CALL TO ORDER:

Colby Snyder, Chairperson called the April meeting of the Jackson Township Planning Commission held on June 18, 2024, at 6:00 PM to order. Commission members present were Brad Dunham, Kevin Lain and Ned Leppo. Zachary Steckler joined the meeting at 6:15 pm. Staff members present were Township Engineer Jeff Shue, Zoning Officer Ray Dietrich and Township Manager Florence Ford. There were three people in the audience with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the April 16, 2024, meeting was approved on a motion of Dunham/Leppo, motion carries 4-0.

ZONING HEARING APPLICATION:

**1. Variance Request from setback requirements in the Residential Zoning District –
Applicant: Nicholas T. and Robin L. Bair, Location: 680 Fox Hollow Court**

Mr. Bair presented his case for Zoning Relief. He owns a large, irregularly shaped lot. He is wanting to build a garage that in effect lands in the front yard. The Planning Commission discussed the difficulty the property has in relation to property shape, house orientation and large lot size.

A motion was made to by Dunham/Lain to recommend approval of the relief from setback requirements to the Zoning Hearing Board. Motion carries 4-0

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Final Subdivision Plan – Applicant: Jeffrey A. and Kae E. Sterner, Location Jackson Square Road

The applicant's engineer reviewed the plan to combine 2 lots into one. In its current Rural Conservation Zone is 3 acres. Consolidating the 2 lots brings the parcel up to 1.76 acres. The Township Engineer reviewed the plan and the review letter with the Planning Commission. There was discussion concerning the abandoned septic system. The applicants are seeking a waiver from supplying an alternate septic system. The engineer suggested locating and creating an easement around the abandoned septic system with a notation on the plan. The Township SEO approved the Planning Waiver.

A motion was made by Leppo/Dunham to recommend approval to the Board of Supervisors conditioned on the May 23, 2024 Engineer's Review Letter. Motion carries 4-0.

Planning Commission Member Zachary Steckler joined the meeting at 6:15 pm.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW (continued):

2. Final Subdivision Plan – Makeen Energy USA, Inc.

The applicant's engineer presented the Subdivision Plan to combine three lots into one parcel on Commerce Drive. The applicant will be coming back before the Planning Commission with a Land Development Plan. The applicants want to build a Coconut Oil Processing Plant. The Township Engineer reviewed the items in his Review Letter with the Planning Commission.

A motion of Leppo/Lain was made to recommend approval for the Final Subdivision Plan to the Board of Supervisors conditioned on the comments in the Engineer's review Letter dated May 23, 2024. Motion carries 5-0.

Other Business: None Scheduled.

ADJOURNMENT:

With no further business, the meeting was adjourned at 6:31 PM. on a motion of Dunham/Lain. Motion carries 5-0.

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