

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
JUNE 15, 2021**

CALL TO ORDER:

Colby Snyder, Chairperson called the March meeting of the Jackson Township Planning Commission held on June 15, 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, and Township Engineer Jeff Shue. Three (3) persons in the audience with business to come before the Commission.

PUBLIC COMMENT:

There was no public comment.

APPROVAL OF MINUTES:

The minutes of the May 18, 2021 meeting was approved on a motion of King/Callahan motion carries 4-0.

ZONING HEARING APPLICATION:

There was none scheduled.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Final Subdivision Plan for Oak Manor Estates, Phase 2 – There was no representation from the applicant on this plan. Jeff Shue presented the plan to the Planning Commission. He explained that this plan received Preliminary Plan Approval and then the market crashed. The Governor extended the deadline to accommodate plans that were in the development process and this plan fell into that category. The applicants met with the Board of Supervisors to appeal to them that at the time the Preliminary Plan was approved the zoning allowed for 1 acre lots. However, over the course of the time extension, the zoning was changed to 3 acre lots. A 3-acre lot arrangement would not be economically feasible. The Board granted the applicant their request. Now the plan is before the Planning Commission to approve the Final Subdivision Plan.

The Planning Commission recommended approval of the Final Subdivision Plan for Oak Manor on the condition that all comments are met on the C.S. Davidson review letter of June 4, 2021 on a Dunham/King motion. Motion carried 4-0.

2. Final Land Development Plan for Farm House Lane Condominiums – Applicant: Hemenway Partners. John Runge of Gordon Brown presented the plan to the Planning Commission for a 22-unit condominium plan. There were also requested waivers on the plan as follows:
 - a. Allowance for the above ground stormwater facilities in the building setback zones 107.10.L
 - b. Allowance to move to final plan and avoid submission of preliminary plan 113-29.a.1
 - c. Deviation of the location of the sidewalks 113-56 c.1
 - d. Requirements to install street trees along Farm House Lane 113-61.a

There was much discussion over parking. The developer is following our ordinance by providing 2 spaces per unit. The garage counts as 1 space. Staff has discussed the need for additional parking. The developer stated he will make the fines very stiff for residents as well as tow vehicles away. Jeff Shue recommended that they landscape areas on the site to help mitigate the potential for illegal parking. Brad Dunham requested the addition of a fire hydrant on the site. The developers agreed to that request and will add the fire hydrant to the plan.

The Planning Commission voted to recommend the approval of the modifications #1-4 (as listed in C.S. Davidson review letter dated June 4, 2021) as well as the addition of the fire hydrant and landscaping on a motion of Callahan/Dunham. Motion. carried 4-0.

The Planning Commission recommend approval of the Final Land Development Plan for Farm House Lane Condominiums – Applicant: Hemenway Partners on the condition that all the comments from the C.S. Davidson review letter dated June 4, 2021 are met on a Callahan/Dunham motion. Motion carried 4-0.

OTHER BUSINESS:

None presented.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:58 PM. On a motion of Callahan/Dunham, motion carries 4-0.

Respectfully Submitted,
Florence Ford, Township Manager