

JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
July 16, 2024

CALL TO ORDER:

Colby Snyder, Chairperson called the July meeting of the Jackson Township Planning Commission held on July 16, 2024, at 6:00 PM to order. Commission members present were Brad Dunham, Kevin Lain and Ned Leppo. Staff members present were Zoning Officer Ray Dietrich and Township Manager Florence Ford. Member Zachary Steckler and Engineer Jeff Shue were absent. There were six people in the audience with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the June 18, 2024, meeting was approved on a motion of Dunham/Leppo, motion carries 4-0.

ZONING HEARING APPLICATION:

- 1. Variance Request to allow a second Principal Use/Retail Sales on one lot. Applicant: Hanover Architectural located at 75 Bowman Road.**

The applicant's attorney, Paul Minnick, introduced the request to the Board. Dan Utz, representing the applicant, along with their engineer Todd Kurl distributed a concept plan to the Planning Commission to show them what the retail area would look like. They said there would be a small area inside the building to serve as an office for sales. The product would be laid down along rows on the existing pavement allowing drive aisles large enough for traffic to pass and turning radius for pickup trucks with trailers as well as fire trucks. The area will be fenced with a locking gate. Member Brad Dunham and Kevin Lain asked if there would be a Knox box on the gate. Dan Utz replied that there would be a Knox box installed for fire and Ems to get access into the area. There were no additional comments or questions on the request.

A motion was made to by Dunham/Lain to recommend approval of variance to allow a second principal use/retail sales for Hanover Architectural to the Zoning Hearing Board. Motion carries 4-0

- 2. Special Exception Request for a Community Building in the High-Density R-3 Zone: Applicant Beaumont Springs, LP**

The applicant's attorney introduced the Special Exception Request to the Planning Commission. The applicant's engineer distributed a concept plan of the location of the Community Building. The Community Building will be for the use of the over 55-year-old residents in the community and they showed similar looking community buildings in Jackson Township. Commissioner, Brad Dunham asked the applicants if there would be an HOA overseeing the community. The applicants responded

yes.

There were no further questions or comments.

A motion was made to by Lain/Dunham to recommend approval of the Special Exception Request to allow the Community Building to the Zoning Hearing Board. Motion carries 4-0

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW: None Scheduled.

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.

Other Business: None Scheduled.

ADJOURNMENT:

With no further business, the meeting was adjourned at 6:30 PM. on a motion of Dunham/Lain. Motion carries 4-0.

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