

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**July 18, 2023**

**CALL TO ORDER:**

Colby Snyder, Chairperson called the July meeting of the Jackson Township Planning Commission held on July 18, 2023, at 6:00 PM to order. Commission members present were Zachary Steckler, Brad Dunham, Ned Leppo and Kevin Lain. Staff members present were Zoning Officer Ray Dietrich, Township Engineer Jeff Shue, and Township Manager Florence Ford. There were several people in the audience with business to come before the Commission.

**PUBLIC COMMENT:** There was none.

**APPROVAL OF MINUTES:**

The minutes of the May 16, 2023 meeting was approved on a motion of Dunham/Steckler motion carries 5-0.

**APPOINTMENT:**

The Planning Commission moved to appoint Ned Leppo as the Secretary of the Planning Commission to replace Diane King on a motion of Dunham/Steckler, Motion carries 5-0.

The Planning Commission welcomed new members, Ned Leppo and Kevin Lain.

**ZONING HEARING APPLICATION:**

1. Special Exception for In-Law Quarters – Applicant: Thomas and Elizabeth Manno, Located at 9563 Orchard Drive

The applicants presented their case for approval of an In-Laws quarters located at 9563 Orchard Drive. All their paperwork was in order.

A concerned neighbor (Josh Packard) spoke during the public comment portion of the presentation. He was concerned that there appeared to be additional runoff coming from the house onto his property. He spoke with the applicants and the applicants are going to have a plumber come in and look at the situation to be sure that there is not a connection that should not be there, i.e. washing machine, as well as look to see if they have roof drains connected to the pipe. The neighbor was satisfied but wanted to let the Planning Commission and Ray Dietrick know of his concerns which will be addressed.

A motion was made by Dunham/Steckler to recommend approval to the Zoning Hearing Board of the Special Exception for the in-law quarters, motion carries 5-0.

**SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:**

1. Preliminary/Final Land Development Plan – Hanover Architectural Products for the storage silos, Located at 75 Bowman Rd.

The Applicants engineers came before the Planning Commission and presented their plan for the proposed development of the storage silos and railroad siding. The Project is going to cut down on the

amount of truck traffic entering the facility as the materials will be delivered by railcar. The 120' silos were granted a variance from the Zoning Hearing Board. There are several waivers that need addressed before the Planning Commission can make a motion on the Plan. Staff recommended approval of the waivers based upon the nature of the Land Development.

**Waivers Requested:**

- Section 113-29.A: Preliminary Plan Submission – A recommendation for approval was made on a Dunham/Steckler motion, motion carries, 5-0.
- Section 113-56: Sidewalks, Pathways and Driveway Aprons - A recommendation for approval was made on a Steckler/Dunham motion, motion carries, 5-0.
- Section 113-61: Street Trees - A recommendation for approval was made on a Leppo/Dunham motion, motion carries, 5-0.
- Section 113-62 Curbs: A recommendation for approval was made on a Steckler/Leppo motion, motion carries, 5-0.

A motion was made by Dunham/Steckler to recommend approval to the Board of Supervisors conditioned on the Engineer's review Letter dated 07-12-23, motion carries 5-0.

**2. Final Land Development Plan 4846 W. market Street – Applicant: Moove In Storage**

The applicants engineer presented the plan to the Planning Commission. There are still major problems for the Planning Commission concerning the Plan and they felt that the Plan was not ready for action. A major issue before them is the HOP from PENNDOT. Any recommendation made by PENNDOT to improve the entrance will greatly impact the design of the site. Should PENNDOT deny the HOP, it too would greatly impact the design of the Plan. The Applicant's engineer wanted to have language drawn up in a developer's agreement concerning the HOP, and depending on what was decided, they could resubmit the plans to the Planning Commission. The Planning Commission believed that the plans needed additional work, and they were not comfortable sending such plans to the Board of Supervisors. They also felt that deciding now wouldn't help the applicants move the plan any faster.

On a Dunham/Leppo motion, the Planning Commission moved to table the plans until issues can be worked out.

**OTHER BUSINESS:** None Scheduled.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at 7:00 PM. on a motion of Steckler/Leppo. Motion carries 5-0.

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