

JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 15, 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 July 18, 2023 meeting was approved on a motion of Steckler/Leppo, motion carries 5-0.

ZONING HEARING APPLICATION:

1. Dimensional Variance – Applicant Shawn Phouthasinh – Located at 102 Farm Lane Circle

The applicants presented their case for a dimensional variance at their location on 102 Farm Lane Circle. The applicant wishes to build a deck on his property which would extend into a sewer right of way. Matt Bollinger of the Jackson Township Sewer Authority went out to inspect the area and determined the deck would not be a problem. The property owner/applicant is aware of not further encroaching on the right of way.

A motion was made by Leppo/Steckler to recommend approval to the Zoning Hearing Board of the Dimensional Variance, motion carries 5-0.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Final Land Development Plan – DCS Driving School

The Applicants engineers came before the Planning Commission and presented their plan for the proposed development of the site for a driving school. There are several waivers that need addressed before the Planning Commission can make a motion on the Plan.

Waivers Requested:

- Section 113-56: Sidewalks, Pathways and Driveway Aprons - A recommendation for approval was made on a Dunham/Leppo motion. Motion carries, 5-0.
- Section 113-62 Curbs: A recommendation for approval was made on a Dunham/Steckler motion. Motion carries, 5-0.
- Section 113-58: Streetlighting: A recommendation for approval was made on a Leppo/Steckler motion. Motion carries, 5-0.

The Planning Commission had a lengthy discussion about the lights that are depicted on the Plan. The applicant is proposing to use Light Towers with generators to light the parking lot during the time that classes are held. The lights would not be on past 10:00 PM. There is no provision in our Ordinance that prohibits “Temporary Lighting.” There was concern by staff and the Commission that the generators drone would create a noise disturbance to the properties that are adjacent.

A motion was made by Steckler/Leppo to recommend approval to the Board of Supervisors conditioned on the Engineer’s review Letter dated 08-15-23, and that the applicant agrees to install permanent lighting fixtures within 1 year after Plan Approval. Motion carries 5-0.

OTHER BUSINESS: None Scheduled.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:15 PM. on a motion of Lain/Leppo. Motion carries 5-0.

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