

JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 20, 2024

CALL TO ORDER:

Colby Snyder, Chairperson called the August meeting of the Jackson Township Planning Commission held on August 20, 2024, at 6:00 PM to order. Commission members present were Brad Dunham, and Ned Leppo. Staff members present were Zoning Officer Ray Dietrich, Township Engineer Jeff Shue, and Township Manager Florence Ford. Member Zachary Steckler and Kevin Lain were absent. There were four people in the audience and one applicant representative joining via Teams with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the July 16 2024, meeting was approved on a motion of Dunham/Leppo, motion carries 3-0.

ZONING HEARING APPLICATION:

a. Special Exception Request to change a use from a Used Car Lot to a Landscaping Business - Applicant: Luis Salazar - Location: 1221 Hanover Road

The is requesting a change of use for his property located on Hanover Road. The applicant had ZHB approval to operate a used car lot on the premises. The applicant wishes to change that to a landscaping business. The business will simply house equipment and possibly stone or mulch at that location. It will be similar to a contractor's yard. The applicant had already provided the screening to the site in preparation for the used car lot. The applicant is aware that he can only stage material and equipment in the areas that are currently paved. Should he expand the business, he would need to submit a Land development Plan for consideration. The building already houses an office that would be used for business. There is ample parking in the lot for three to five employees.

A motion was made to by Leppo/Dunham to recommend approval of Special Exception for a change of Use at 1221 Hanover Road to the Zoning Hearing Board. Motion carries 3-0

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

a. Final Land Development Plan – Applicant: Martins Chips, Inc.

The applicant's Engineer reviewed the Plan with the Commission. They are proposing the construction of a storage building on the site. There will be no restroom facilities, or water brought to the building. The applicant had several waivers they were requesting.

SUBDIVISION AND LAND DEVELOPMENT REVIEW (continued)

- Waiver Requests
 - Section 113-153.B(2): Requiring the widening of cartway width in public ROW
A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.
 - Section 113-56.C: Requiring the installation of concrete sidewalks on Route 30 and North Grant Road
A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.
 - Section 113-58.A(2): Requiring the installation of street lights on Route 30 and North Grant Road
A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.
 - Section 113-62: Requiring the installation of concrete curbing along Route 30 and North Grant Road
A motion was made by Leppo/Dunham to grant the waiver request. Motion carried 3-0.
 - Section 113-57: Requiring the installation of internal illumination/lighting and a lighting plan
A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.
 - Section 113-61: Requiring the installation of street trees, landscaping and preservation of existing trees
A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.
 - Section 303: Requiring stormwater volume controls for which the applicant is proposing to use the Management Release Concept (MRC)
A motion was made by Leppo/Dunham to grant the waiver request. Motion carried 3-0.

A motion was made by Leppo/Dunham to recommend Final Land Development Approval to the Board of Supervisors conditioned on the August 20, 2024 Engineer's Review Letter. Motion carries 3-0.

b. Concept Plan – Makeen Energy, LLC – Commerce Drive

The applicant's engineer reviewed the concept plan with the Planning Commission. Staff advised them to come before the Planning Commission and the Board of Supervisors to get the waiver requests reviewed before they begin designing their Final Land Development Plan.

- Waiver Requests
 - 113-29: Requiring a Preliminary Plan Submission
A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.
 - 113-56.C: Requiring the installation of concrete sidewalks along Commerce Drive
A motion was made by Leppo/Dunham to grant the waiver request. Motion carried 3-0.

SUBDIVISION AND LAND DEVELOPMENT REVIEW (continued)

- 113-62: Requires the installation of concrete curbing along Commerce Drive
A motion was made by Dunham/Leppo to grant the waiver request, however, a note should be included on the plans that should curbing required in the future, the property owner will install them. Motion carried 3-0.
 - 113-58.A(2): Requiring the installation of street lights along Commerce Drive
 - **A motion was made by Dunham/Leppo to grant the waiver request. Motion carried 3-0.**
- c. Final Subdivision Plan – Applicant Beaumont Springs (Applicant pulled the plans for this meeting)
- Planning Module to DEP
A motion was made by Dunham/Leppo to recommend Approval of Planning Module to be sent to DEP. Motion carried 3-0.

Other Business: None Scheduled.

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:15 PM. on a motion of Dunham/Leppo. Motion carries 3-0.

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