

JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
AUGUST 21, 2018

CALL TO ORDER:

The August meeting of the Jackson Township Planning Commission was held on August 21, 2018 at 7:00 PM in the Township Municipal Building. Commission members present were: Robert Callahan, Colby Snyder and Arden Kile. Staff members present were: Township Manager William J. Conn, Zoning Officer Ray Dietrich, Township Solicitor David Jones and Township Engineer Jeffery S. Shue, P.E. In addition, there were approximately 30 persons in attendance.

PUBLIC COMMENT:

There were no public comments unrelated to items identified on the agenda.

APPROVAL OF MINUTES:

Minutes for the meeting of July 17, 2018 were approved as presented.

ZONING HEARING APPLICATION:

The Commission reviewed a request for a Special Exception for an In-Stay Hospital as requested by Hetal Patel. The facility will be located at 2010 Thistle Hill Drive on a presently vacant lot owned by Raymond L. and Carla J. Hoffman.

The following information was provided by the applicant and her attorney Stacey McNeal:

1. The property is zoned Commercial.
2. Facility will contain 14 bed rooms for patients during a maximum stay of 10 days.
3. The intended use is for short-term inpatient treatment and care of individuals going through drug and alcohol detoxification.
4. The facility will be operated by appropriately licensed medical personnel and will use traditional forms of medications and processes. Individuals will not be treated with narcotics.
5. The facility will include security provisions to ensure safety of the community and staffing in compliance with State regulations.
6. The project will be consistent with Article VI. Standards for Special Exception Uses of the Jackson Township Zoning Ordinance. On motion of Snyder/Kile, passed 3-0, the Commission recommends approval of the Special Exception.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

- A. The Commission reviewed and on motion of Kile/Snyder, passed 3-0, recommends approval of a 2 Lot Final Subdivision Plan for lands of Charles and Patsy Hartman as well as David and Lisa Reinoehl presented by Doug Stambaugh of Group Hanover Incorporated. The property is located at 7320 Pigeon Hill Road.
This action is desired to adjust the property line to coincide with the actual land being used by the different owners.
- B. The Commission reviewed and on motion of Kile/Snyder, passed 3-0, recommends approval of a 3 Lot Final Subdivision Plan for lands of Robert G. Rauhauser as presented by Dave Hoffman. The property is located at 3523 East Berlin Road. The following conditions relate to this recommendation:
1. The Commission recommends that the requested waivers be granted for Section 1001 B.2 relative to R/W and Cartway widening. It is understood that building setback lines will comply with the ultimate right-of-way dedication limits on the property.
 2. The Commission recommends that the requested waiver be granted for section 603.C. E. 3 relative to the description of existing and proposed rights-of-way and Cartway widths beyond the proposed lots.
 3. The owner has agreed to withdraw the waiver request for not providing the required alternate septic system location testing. Such testing will be completed.
 4. All requirements contained in the Engineer's review letter of May 11, 2018 will be included within the plans submitted to the Supervisors for approval.

OTHER BUSINESS:

1. The Commission reviewed the revised Sketch Plan for potential development of part of the Briarwood West Golf Course as presented by Craig S. Sharnetzka, Esquire of CGA Law Firm. The revised Plan provides a greater setback from Bowman Road, a smaller footprint for the building, additional screening along Bowman Road and one gated, emergency access with Bowman Road. In addition, the Developer is aware that the Township will require a Traffic Study that will address specific roadway and intersection improvements that may be a necessary part of future land development plans within the area of requested changes to the Zoning Ordinance.

During the Commission's review the following items were noted:

1. The Commission's responsibility, at this time, is to provide the Supervisors with a recommendation relative to rezoning for industrial use the land bounded by the existing Industrial Zone and Bowman Road. Currently the area is within the Rural Conservation Zone. Our input presents only a planning perspective.
2. There are a number of persons along the East Berlin Road and Bowman Road corridors who are passionately opposed to any potential industrial development within the area of interest.
3. At least 5 of the 30 attendees voiced disapproval for rezoning.
4. The order of concern expressed by the speakers seemed to be (from most to least concern).
 - a) Traffic (Existing roadways not capable of safely supporting existing truck traffic).
 - b) Noise from industrial use.
 - c) Aesthetics (view from their homes of the industrial area).
5. Representative of the current land owners stated that the Golf Course is faced with declining use and the owners must investigate alternative uses.
6. Most of the impacted land area east of the requested zoning changes is used as a golf course. There are not many homes that could be adversely affected by noise or changed aesthetics.
7. The East Berlin Road is a State highway; It's use is not controlled by the Township. A traffic study will project truck traffic on this roadway. However, it is difficult to foresee a significant increase in the number of large trucks on this roadway resulting from the requested zoning change. There is industrial land use available in adjacent West Manchester Township that may generate larger increases in the number of trucks on the East Berlin Road than the subject zoning change in Jackson Township. The point is that if not from Jackson Township, an equal increase in truck traffic on the East Berlin Road will likely result from development in the adjacent Township.
8. The expansion of industrial use in Jackson Township will reduce pressure to increase taxes on all Township residents.
9. The requested change will provide some employment opportunities for Township residents.
10. Improvements to the impacted roadways and intersections can be a part of future construction for industrial facilities. This would provide needed roadway improvements that may not otherwise be affordable to the Township.

After considerable discussion of these issues, the Commission took the following action: Kile moved that the Planning Commission recommend the requested rezoning be undertaken by the Supervisors. After a second by Snyder, the Commission unanimously approved this motion (3 for-0 against).

ADJOURNMENT:

With no further business, the meeting was adjourned at 8:45 PM.

Respectfully Submitted,
Arden S. Kile, Secretary