

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 15, 2024**

CALL TO ORDER:

Colby Snyder, Chairperson called the August meeting of the Jackson Township Planning Commission held on October 15, 2024, at 6:00 PM to order. Commission members present were Brad Dunham, Ned Leppo, Kevin Lain, and Zachery Steckler. Staff members present were Zoning Officer Ray Dietrich, Township Engineer Jeff Shue, Township Manager Flo Ford was absent. There were four people in the audience with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the August 20, 2024, meeting was approved on a motion of Leppo/Dunham, motion carries 5-0.

ZONING HEARING APPLICATION: There was none Scheduled.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

- a. Final Land Development Plan – Applicant: Hanover Architectural Products – Located at Lincoln Highway and Bowman Road

The applicant's Engineer reviewed the Plan with the Commission. They are proposing a laydown area for surplus products for sale to customers. There will be a small sales office and a restroom for employees. The applicant had several waivers they were requesting as part of the application for the Planning Commission to consider.

- Waiver Requests:
 - Section 113-29.A: Preliminary Plan: Requires a Preliminary Plan Submission
 - Section 113-35.C: Plan Scale: Requires that plans be drawn at a scale of 1" = 50 Feet
 - Section 113-53.B.2: Right of Way width along an arterial road – Requires additional ROW and/or cartway width
 - Section 113-56: Sidewalks: Requires sidewalks along property frontage
 - Section 113-57: Illumination – Requires internal site illumination
 - Section 113.58: Street Lighting – Requires the installation of street lighting
 - Section 113-61: Requires the planting of Street trees, landscaping and preservation of trees
 - Section 113-62: Requires the installation of curbing along property frontage

A motion was made by Dunham/Steckler to recommend approval of the Waivers to the Board of Supervisors. Motion carried 5-0

A motion was made by Steckler/Leppo to recommend approval of the Final Land Development Plan to the Board of Supervisors. Motion carried 5-0.

SUBDIVISION AND LAND DEVELOPMENT REVIEW (continued)

b. Preliminary Subdivision Plan – Applicant: Beaumont Springs

The applicant’s engineer reviewed the Plans with the Planning Commission. A detailed discussion centered around Residual Lots identified as 197, 198 and 199. The Applicant’s Engineer floated the idea that future Townhomes be built on a portion of Lot 199 off Myers Road. A very heated discussion ensued.

Resident, Tom Shugsta voiced his concerns about construction vehicles blocking his driveway, noise, trash and the visual impact. The idea of screening was mentioned, however, there are no screening requirements in the Zoning Ordinance between residential parcels.

- Waiver Requests:
 - Section 113-62: Curbing – Requires Vertical Curb along Public Streets
 - Section 113-53.C.1: Centerlines – Requires Centerlines at Intersections to be at right angles
 - Section 107-10.L: Basin Grading – Requires basin grading to not encroach into the setbacks

A motion was made by Leppo/Lain to recommend approval of the Waivers to the Board of Supervisors. Motion carried 5-0.

A motion was made by Steckler/Leppo to recommend approval of the Final Land Development Plan to the Board of Supervisors conditioned upon all outside Agency approvals to include DEP Planning Module and the conditions stipulated in the Township Engineer’s Review Letter dated October 8, 2024 have been met. Motion carried 5-0.

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 5-0.

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