

**JACKSON TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
NOVEMBER 21, 2017**

**CALL TO ORDER:**

The November meeting of the Jackson Township Planning Commission was held on November 21, 2017 at 7:00 PM in the Township Municipal Building. Commission members present were: Robert Callahan, Lorie Redding, Alan King and Arden Kile. Staff members present were: Township Manager William J. Conn, Zoning Officer Ray Dietrich and Township Engineer Jeffrey Shue. There were eight persons in the audience.

**PUBLIC COMMENT:**

There was no public comment.

**APPROVAL OF MINUTES:**

The minutes of the October 17, 2017 meeting were approved as submitted.

**ZONING HEARING APPLICATION:**

The Commission reviewed and recommends approval of a variance that will permit an "Accessory Structure" in the front yard of 146 Springhouse Lane. Property owned by the applicant, Michele M. Baker. The Commission believes that the application meets the five standards for variance as given in Section 503.C of the Ordinance.

**SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:**

- A. The Commission reviewed a sketch plan for Stoltzfus property located along Route 116 between Myers Road and Pine Springs Boulevard. The area is zoned as High Density Residential. During this review the following items were discussed with the developer and his engineer:
1. Developer needs to meet with the Township Sewer Authority to review existing collection system capacity as well as abandoned, on site, facilities. The final collection system, on site, will probably be privately owned and maintained.
  2. The Township has sufficient Equivalent Dwelling Unit's of sewer capacity available to support this project, but they must be purchased by the Developer. However, there are two pump stations that will need increased capacity should this project be developed. The Developer needs to be prepared to support a portion of the cost to provide capacity at these pump stations.
  3. The plan calls for 60 townhouses, two stories each, with 3 bedrooms constructed on concrete slabs. This presents a maximum build out that the Township believes will not prove possible. Consideration needs to be given to a more practical build out. The Township's landscaping requirements will require space within the proposed parking area. How will snow removal be accomplished? How will children find areas for recreation that are physically protected from high traffic volume along Route 116, parking areas, and stormwater facilities?
  4. Parking access point intersections may be too close to Route 116.
  5. The Township will require a traffic study for this project. Impact on the signalized intersection of Route 116 and Myers Road will be of special interest.
  6. The potential control for stormwater shown on the sketch plan probably will not work.
  7. The site contains a high volume of fill material and the Township will require a geotechnical study for this project.

- 8.** The Township advised that numerous complaints have been received from townhouse developments relative to the provided number of parking spaces. The Developer may wish to consider more spaces than required by the ordinance as a positive sales item.
  
- B.** The Commission reviewed the Final Subdivision Plan for Jackson Heights, Section 2, Phase 5B. The Plan was reviewed with Mr. Doug Stambaugh, Group Hanover, Incorporated. The plan covers an area that was originally reviewed and approved as part of the larger development. However, the covered area was withdrawn from earlier development because the developer wished to construct additional townhouses and switched available Equivalent Dwelling Unit's of sewer capacity to satisfy that choice. The Commission recommends approval of this plan pending satisfactory completions of the minor requirements noted in the Township Engineer's review letter of November 21, 2017.

**OTHER BUSINESS:**

The Commission confirmed the third Tuesday of each month at 7:00 PM as their regular meeting dates and times for 2018.

**ADJOURNMENT:**

With no further business, the meeting was adjourned at 7:52 PM.

Respectfully Submitted,

Arden S. Kile, Secretary