

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
February 19, 2015

A meeting of the Jackson Township Planning Commission was held on February 19, 2015. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Dale Eagon, Ronald Padula and Sherri Hower. Mark Werkeiser was unable to attend. Mike Muffley, P.E. from Hanover Engineering and Michelle Arner, SEO and Zoning Officer, were present.

ReOrganization

Nominations were held for the slate of officers as follows:

Chairman: Jeffrey Thomas – motion by Dale Eagon, second by Ron Padula

Vice Chairman: Dale Eagon – motion by Jeff Thomas, second by Ron Padula

Secretary: Ronald Padula – motion by Sherri Hower, second by Jeff Thomas

All voted aye, motions passed.

Meeting schedule: third Thursday of each month, 7:00 PM at the Jackson Township Municipal Building.

Minutes of November 20, 2014

Ron Padula moved to approve the minutes of November 20, 2014; second by Dale Eagon, all aye. Minutes approved. There was no meeting in December 2014 or January 2015.

Old Business:

Modern Gas Sales, Inc. – Land Development Plan - Colwell-Naegele Associates, Inc.

No one was present for Modern Gas. Michelle Arner noted that an extension of time was received until June 11, 2015. Additionally, a review from the Monroe County Conservation District had been received and the consultant is working on addressing those comments. Ron Padula moved to table the plan, second by Dale Eagon, all aye, motion passed.

New Business:

Robert Miner Estate – Minor Subdivision – Linder Engineering & Martin & Robbins, Land Surveyor

Brick Linder, P.E. was present to represent the applicant. Dale Eagon moved to accept the plan for review, second by Ron Padula; all aye, motion passed.

The Township engineer review letter was received on February 17, 2015 and the consultant had coordinated with the engineer, Sal Caiazzo, regarding the comments. Brick provided new revised plans and explained the proposed two lot subdivision. Brick indicated the subdivision is proposed to settle of the estate of Robert Miner, now deceased. The main purpose of the plan is to subdivide the existing dwelling with two acres from the remaining land, approximately 20 acres. The previous subdivision of 1983 for Sarah E. Wenton created three large lots and the existing rights-of way. Mike Muffley suggested allowing ample time for Sal to review the revised plan; however certain comments involving possible waivers were discussed. The private access road would deem the plan a major subdivision (SALDO Section 607.7). A waiver will be requested. Brick added that Covenant #17 includes language for review and compliance to Township standards for the private right-of-way in the event Lot 2B is further developed in the future. Steep slopes are shown, however the areas are relatively small and fragmented. A waiver will be requested regarding the steep slope protection requirement (SALDO Section 601.1.F.5.b.5).

The requirement to obtain a driveway permit was discussed and encouraged rather than requesting a waiver. The PPL recorded right of way through the property was provided and briefly discussed. Michelle Arner indicated the sewage planning module was complete. Ron Padula moved to approve the planning module, second by Sherri Hower, all aye, motion passed. Ron Padula moved to table the plan, second by Dale Eagon, all aye, motion passed.

Zoning & SALDO Amendments

Carson Helfrich, planning consultant, joined the members to review and discuss the proposed revisions. Carson explained that most of the revisions are due to Polk Township officially joining the CJERP Region. The regional uses did not change much for Jackson; a pipeline compressor station was added as a regional use. The remaining items were reviewed and changes noted. The 75' property line buffer requirement in certain zoning districts was discussed and an example of a property owner who misunderstood the ordinance was discussed. Modification to this section is proposed to help clarify the intent of protecting wooded buffers. This is only a Jackson Township issue; the enforcement aspect was highlighted. The requirement and intent for AutoCAD files to be provided for final plans was discussed. The time frame for adoption, if all five municipalities agree to the regional changes, will conclude on April 23, 2015. The members may take action on the proposed amendments at next month's meeting.

Comments:

The topic of Vacation Home Rentals was briefly discussed. Michelle Arner recommended the Township provide for this specific use. Nuisance and enforcement aspects were discussed. There are different approaches to address this use. It was noted, the process to adequately address this use may take a while.

Correspondence: *none*

Adjourn: Motion to adjourn by Dale Eagon, second by Ron Padula. Meeting adjourned at 8:15 PM.

Respectfully submitted,
Michelle Arner
Recording Secretary