

PLANNING COMMISSION MINUTES

August 7, 2017 7:00PM

CALL TO ORDER: The Pledge of Allegiance was said and the meeting was called to order by Dean Roney at 7:00PM. Members present were: Dean Roney, Sandy Anderson, Bill Bailey, Adam Reese, Frank Sabol and Mary Miller. We have a quorum. Also in attendance: Stan Kalicky, Terry Suscheck, Kirsten Suscheck, Chris Snyder, Jeff Buie, Lori Buie and Becky Hosack, Township Secretary/Zoning Administrator. Adam Reese had to leave early.

APPROVAL OF MINUTES:

Mary Miller made the motion to approve the minutes from the June 5, 2017 meeting. Sandy Anderson seconded the motion. All others voting in favor. Motion carried. Becky Hosack asked if it could be noted that there was not a quorum for the July 3rd meeting and that is why there were no minutes for July.

CORRESPONDENCE:

The monthly zoning reports were reviewed for June and July.

OLD BUSINESS:

Jeff and Lori Buie were in attendance for the Planners to review a minor subdivision at 11020/11030 Ridge Road. There was discussion on the setbacks for the structures currently on two of the lots. They are mobile homes that Mr. Buie will be replacing eventually with conventional built homes and at such time they will be built in accordance with the zoning ordinance. It was also determined that the setbacks did not need to be on the right of way to the rear lot as no building would take place on the right of way. The easement for a water well did not need to be noted on the plan either as the easement will not be needed once the conventional homes are built as each will have their own well. Changes also need to be made to correct the setback dimensions in the zoning setback box on the drawings. Mr. Buie can take the drawings to Erie County Planning after the changes are made. He then brings them back to the Planners and then the Supervisors and then to be recorded at the court house.

A review was made of the Girard Township minor subdivision of land for the extension of road between North Creek Road and Williams Road. Erie County index #24-006-031.0-001.00, zoned R-1, a 50' wide strip of land connecting the two roads. It will be dedicated as a Township road. A possible name for the new section of road was North Williams Road. Bill Bailey made a motion to give a favorable recommendation to the Supervisors for the subdivision. Frank Sabol seconded the motion. All voting in favor.

NEW BUSINESS:

Terry Suscheck presented the possibility of starting a portable trailer sales business at 10958 Ridge Road. This would not be mobile homes. He also asked about a design firm within his home or garage. His parcel is zoned LB and A-1 and he has 4.6 acres approximately with a single family dwelling and garage on the property. After discussion Bill Bailey made a motion to give a favorable recommendation to the Supervisors for a conditional use hearing for the use of Equipment Sales and Service. Dean Roney seconded the motion. All voting in favor. The conditional use will be advertised and set for September 12, 2017 at 6:30pm with a decision set to take place at the Supervisors meeting at 7pm.

Chris Snyder was in attendance to state his intentions of renting units B and C at the old Buyers Fair building on Ridge Road to open up an archery sales and service as well as an indoor archery shooting range. He explained he used to own the Outpost Archery in Fairview. He eventually will be selling guns and ammunition as soon as he gets his permits. He also wants to do an outdoor archery range behind the building. This would be open 4-5 months out of the year. Nothing would be

left out after hours that anyone could get to. He indicated that the owner of the building had given him the ok. He called and spoke with Becky Hosack who let him know that he needed to come talk to the Planning Commission regarding the outdoor range. There was much conversation on the outdoor range. Mr. Snyder indicated that he would be putting up a net that the arrows cannot penetrate and that no one would be out in the outdoor range that was not skilled in shooting. Those less experienced would be accompanied by an employee who would be overseeing them. Mr. Snyder indicated that the outdoor range was something that would be a draw for his business since no one else had one around the area. He would have signage up stating do not enter if that would help. He stressed that safety is his biggest concern as an owner and he would do everything possible to make sure the outside range was safe. The Planners talked about how people walked in that area, had their dogs walked in that area, little children played back there and people drove back there to drop off items at the Thrifty Shopper. Mr. Snyder said the area that the range would be in would not be near the rear entrance to the Thrifty Shopper. Becky asked if he could enclose the whole outdoor range area with the special netting. He said he could but it would be very expensive to do, approximately \$30,000. Mary Miller stated her concerns because of safety of the neighbors as did Bill Bailey. He noted his sister-in-law walked her dog along their property which abuts this every day. He is worried about stray arrows. Adam Reese also had concerns about the outdoor range. The consensus was that the indoor use was fine; everyone was glad to see a business coming in. Mr. Snyder indicated there was a dirt bank that was high to the rear of where he would have the targets and the netting. It was suggested that Mr. Snyder go talk to the neighbors in the area to get their input on the business and for him to be able to explain how he would make it safe. Mr. Snyder said he could definitely do that if the Planners felt that would help. Mr. Snyder noted numerous times that he had been in the business 22 years and safety was very important to him. He asked if there was anything else he needed to do and the Planners stated no. He thanked everyone for their time.

OTHER:

Mary Miller asked why the Lake Erie Community Park was not involved in the Day of Giving. Sandy said she would check into that and possibly get it in for the following year.

Mary also asked what the status of the cameras in the park was. Sandy indicated that there was new cameras in the west park and there will be cameras in the pavilion when it's built. The Supervisors were hoping to go out for bid in January. It had been delayed because of the architect.

Sandy Anderson noted that the Township would be going out for bid for the west park trail project soon. Townline Road was now open. Fairplain Road work was coming along and Chivers was still excavating. Sandy noted that the Supervisors were looking for a part time park maintenance person to help out and work with Karl.

Bill Bailey asked what was going on at Kevin Smith's property on Rt. 20. Becky explained they were having what was called Benefest there. An event where people signed up as teams to compete in things like horseshoes, can jam and corn hole and they played to win for their choice of charity. Bill said he kept getting asked and he did not know.

ADJOURNMENT:

Mary Miller made a motion to adjourn the meeting. Sandy Anderson seconded the motion. All voting in favor.

Respectfully,

Sandy Anderson