

PLANNING COMMISSION MINUTES

February 13, 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, Adam Reese, Frank Sabol, Bill Bailey and Sandy Anderson. We have a quorum. Also in attendance: Jeff Ahl, Bob Copus, Lisa Baldwin, Ron Rusch, Teresa Rusch, Ron Rusch Sr. and Becky Hosack, Township Secretary/Zoning Administrator.

APPROVAL OF MINUTES:

Bill Bailey made the motion to approve the minutes from the January 9, 2017 organizational meeting. Adam Reese seconded the motion. Bill Bailey made a motion to approve the minutes from the January 9, 2017 regular meeting. Frank Sabol seconded. Sandy Anderson and Dean Roney abstained. All others voting in favor. Motion carried.

CORRESPONDENCE: Members were given the ECATO School Class registration form and were told the Township would pay if they would like to attend the classes.

The monthly zoning report was reviewed. There were only 2 permits issued in January.

OLD BUSINESS:

The maps for the McMahon, Smith and Baldwin minor subdivision were reviewed. The subdivision consists of 3 lots on Ridge Road, 24-009-060.0-002.00, total acreage of 49.36 acres. Zoning is LB and R-1. Lot sizes were to be parcel A - 20.23 acres, parcel B - 24.68 acres, parcel C - 4.45 acres. Sandy questioned the length of the right of way. Adam Reese made a motion to give a favorable recommendation to the Supervisors, Sandy Anderson seconded. All voting in favor. Motion carried.

NEW BUSINESS:

A sketch plan by Jeff Ahl for a subdivision of 10 acres off of his property on Geneva Marie Lane was reviewed. Index # 24013036007100. It has a total of 48.13 acres zoned RA. Jeff wants to split off 10 acres on the south side of Geneva Marie Lane fronting on the cul-de-sac and extending to the south. Sandy Anderson made a motion for a favorable recommendation with Dean Roney seconding. All voting in favor. Motion carried.

Ron and Teresa Rusch were in attendance to discuss their desire to petition to rezone a 50 acre parcel they had recently purchased on Fairplain Road. This parcel is currently zoned I-1 and they are looking to have it rezoned to R-2 so that they can build a residential home on it. Sandy asked what they would do about the business they wanted to run since it wouldn't be allowed if the property was rezoned to R-2. Ron Rusch stated that he was not going to do the business there, they would just keep it in Pittsburgh for the time being. They have 4 children and

just want to use the house they build as a summer house. His father and other family members live here and they would like to be closer. Sandy explained to them about the plans for the neighboring gravel pit to excavate the large hill on Fairplain Rd off and that it would probably change the front portion of their property as well. Dean Roney made a motion to give a favorable recommendation to the Supervisors for the rezoning. Frank Sabol seconded the motion. All voting in favor. Motion carried.

There was a discussion on the new Medical Marijuana Act that was passed in legislature. Becky Hosack stated she has been receiving calls from Realtors and attorney's questioning where the growers/processors and the dispensaries could go. Becky said she had been saying the growers/processors would probably go in A-1 with the dispensaries in the C-1. Adam Reese had a lot of knowledge on the subject which he passed along to the others. Becky will be calling Millcreek to see about obtaining their recently written ordinance regarding the medical marijuana. She will be on a webinar on the subject as well and will pass along any information from that.

OTHER:

Sandy Anderson brought the members up to date on numerous projects going on in the Township. What will happen to the tree tops in LECP is still being discussed.

Fairview Evergreen Nurseries has agreed to sell approximately .64 acre to the Township from a field they own at the dead end of North Creek Road. This will enable the Township to extend North Creek Road to connect with the dead end of Williams Road. This is needed for when the road work begins on North Creek Road to repair the bank of Elk Creek which is being eroded away and in turn the road is crumbling.

Sandy spoke of trying to continue the concerts in the park. Jeanne Miller and the Elk Creek Rec. Board no longer want to run them. Sandy talked about trying to do a big name band that would require an admission price. She has heard Donna the Buffalo and thought they would be a good band to get to come. Becky will get the information from Jeanne on the band contacts and any grants she might have applied for.

There was discussion on changing the meeting night back to the 1st Monday of the month. Sandy said she was fine with that, she does not have a conflict longer. It will be on the March agenda. By-laws would need to be changed as well.

ADJOURNMENT:

Bill Bailey made a motion to adjourn. Frank Sabol seconded the motion. All voting in favor. Motion carried.

Respectfully,

Sandy Anderson