

PLANNING COMMISSION MINUTES

March 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, Sandy Anderson and Mary Miller. We have a quorum. Also in attendance: Jeff Buie, Lori Buie, and Becky Hosack, Township Secretary/Zoning Administrator.

APPROVAL OF MINUTES:

Frank Sabol made the motion to approve the minutes from the February 13, 2017 meeting. Dean Roney seconded the motion. Mary Miller abstained. All others voting in favor. Motion carried.

CORRESPONDENCE: The monthly zoning report was reviewed. There were only 2 permits issued in February.

OLD BUSINESS:

Jeff and Lori Buie were in attendance to discuss a potential rezoning of 7 acres of land they own on Ridge Road. The land is currently zoned LB for the first 500 feet and then A-1 for the balance. There are two mobile homes sitting in the LB area that are rentals. Jeff would eventually like to replace those with stick built single family homes. This would require him to subdivide into 2 lots. He would also like to put in fishing cabins in the back portion of the land. Currently A-1 zoning does not allow 2 family or multi-family housing. Jeff is asking to rezone to R-3, which the property to west of his land is already is. The R-3 zoning would allow him to do 2 family or multi-family in the rear of the land. He would then subdivide into 3 parcels, 2 in front with the mobile homes on each lot and then a flag lot containing the balance of the acreage. The Erie County Index # for this land is 24008063002000, 11020 Ridge Road. Dean Roney made a motion to give a favorable recommendation to the Supervisors for the R-3 rezoning. Mary Miller seconded the motion. All voting in favor. Motion carried.

Millcreek Township's Medical Marijuana ordinance was reviewed. The Planners felt that the Township should have the Solicitor review it and adopt the same basic ordinance with the exception of the changes to the Township's districts. Dean Roney made a motion to allow medical marijuana grower/processor to be permitted in the I-1, light industry and I-2, heavy industry districts, and the medical marijuana dispensary to be permitted use in the C-1, commercial district and the LB, limited business district. Adam Reese seconded the motion. All voting in favor. Motion carried.

Becky Hosack has been asked to send a letter stating that medical marijuana grower/processor businesses are permitted at 2953 Mechanic Street, which is in

an I-1, light industrial district. The company requesting the letter has a lease with the owner of building at this address.

The company is HMS Health, LLC, 13520 Potomac Riding Lane, Potomac, MD 20850. Mary Miller made a recommendation to have Becky send the letter, Sandy Anderson seconded the motion. All voting in favor. Motion carried.

It was agreed that the majority of the members would like to switch back to the 1st Monday of the month for the Planning Commission meetings. Mary Miller made a motion to change it back to the 1st Monday starting April 3, 2017. The bylaws will be amended to reflect this. Dean Roney seconded the motion. All voting in favor. Motion carried. Becky will advertise the new meeting dates in the WCNJ. The new meeting dates will be 4/3, 5/1, 6/5, 7/3, 8/7, 9/11, 10/2, 11/6, and 12/4.

NEW BUSINESS:

Becky brought the members up to date on the latest changes to the MS4 program and the requirements that the municipality will need to meet. The PADEP has implemented much stronger regulations that the Township has to adhere to.

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. Becky said there was one call from a gentleman that might be interested in buying them.

Sandy brought everyone up to speed on the construction of the new pavilion. There are many regulations from DCNR. Nothing can take place until there is a conference call with Lindy Platz (the Township's project coordinator), the architect, the engineer and DCNR. Because the size of the impervious area is now going to exceed 5000 sq.ft, a full stormwater management plan must be done. The fire pit inside the pavilion will now be moved from the center closer to the corner to allow more room for functions. There is a good chance that the pavilion will not be started this year.

Concerts were discussed. Sandy has been doing a lot of calling and research on bands. She has been in contact with an Elvis impersonator, someone who does Frank Sinatra, someone who does acoustic music. Tennessee Back Porch was suggested, Sam Hyman Band, Matty B and the Dirty Pickles, Matt Guvala, Tiger Maple String Band and Mary Miller suggested looking at the Ferrante's Winery website to see who they get for Sunday music bands. Sandy talked about having sponsors to offset the cost of the bands. She was going to start with the local banks since the concerts would be "on the banks of Lake Erie".

Adam Reese suggested talking to Andy Gabler from Lakeside Auto since he is in Girard now. We could offer him name recognition as in "Lakeside Concert Series". Ask him to pay for all the bands for the season, each week he could showcase a vehicle there or bring in the Pay It Forward truck. Sell tickets for \$1 each for the chance to win a tailgate party basket and the right to sit elevated in the back of the truck for the concert. Everyone thought that was an awesome idea!! Adam suggested asking for a mention of the concerts in one of his radio spots.

Other events were talked about such as "Arts in the Park" where artists could have a show/sale of their art work, displayed on easels in the new pavilion. Have it be a fancier event. Also find out when the Niagara heads out west and offer a photo opportunity as they pass the park. Maybe a "bless the animals" Sunday.

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. The property is currently being appraised. Becky noted that the appraisal should be in by Tuesday.

The west side trail was discussed. The walking surface may be changed to a different type that would stand up to truck traffic.

The \$25 per capita for state police coverage was discussed as well.

ADJOURNMENT:

Mary Miller made a motion to adjourn. Sandy Anderson seconded the motion. All voting in favor. Motion carried. Meeting adjourned at 8:55pm.

Respectfully,

Sandy Anderson