

PLANNING COMMISSION MINUTES

Nov. 2, 2020

CALL TO ORDER: The Pledge of Allegiance was recited. Meeting was called to order by Dean Roney at 7:00PM. Members present were: Sandy Anderson, Bill Bailey, Pete Dion, Jeff Meeder, Adam Reese, Dean Roney and Frank Sabol. We have a quorum. Also in attendance: Clay Brocious, Girard Township Supervisor, Tim Rastatter, Ryan Frey, Chuck Frey, Burt Cox & Els Cox.

APPROVAL OF MINUTES:

Jeff Meeder made a motion to approve the minutes of the Oct 5, 2020 meeting. Pete Dion seconded the motion. All voting in favor. Motion carried.

CORRESPONDENCE: No zoning permit report was presented.

OLD BUSINESS: Review the preliminary maps from the Charles & Ryan Frey subdivision of parcel #24-8-63-4.01. 2 lots being subdivided from Northwest Gravel property. Lot #1 is approx. 2.5 acres fronting on Rt 20 & the new cul-de-sac, being created. Lot #2 is approx. 56 acres for a building lot for Ryan Frey. Both lots are septic approved. Frey's were told to go ahead with completing the maps for the next meeting.

NEW BUSINESS: Review 3 Conditional Use applications.

1. Burt & Els Cox would like to build an approx. 5000 sq. ft. building for a dog school at their home on 8519 State Rd. They are renting another location in Fairview now. They stated there would be no outdoor classes as building will be air conditioned; 3-5 dogs with owners per hour long class, usual time is 9AM – 8:15PM with no classes on Friday or Sunday; usually having 4-5 classes per day. Parcel is zoned RA and is 1.4 acres. New driveway would be installed for building. This use falls under Home Occupation primarily. We questioned conditions listed under #200-48 (F) – “no more than 30% in aggregate of the home & accessory buildings may be used for home occupation” which they will be exceeding.

Motion made by Jeff Meeder & seconded by Adam Reese to send to the Supervisors with a favorable recommendation for approval. All voting in favor. Cox's will be contacted when the hearing with Supervisors will be, probably on Dec. 8th. Time to be determined.

2. Tim Rastatter & wife would like to use their property at 8620 W Lake Rd, zoned A1 for a home occupation for a micro-blading business. It is similar to tattoos but not as permanent. Mostly done on eyebrows and lips to fill in color. Parcel is approximately ¾ acre. Has off street parking already. Rastatters do not live at this residence which makes the Home Occupation use ambiguous. They would be using it as a summer residence or cottage type living. They meet all the other conditions listed in #200-48 of our zoning code. The procedure takes approx. 2 hours and costs \$600.

Motion by Dean Roney and seconded by Sandy Anderson to send to the Supervisors with a favorable recommendation to approve. Also recommend asking Atty. McClure for a

further determination of our definition of Home Occupation since Rastatters will not be living full time at this location where the business will be. Vote – yes by Dean Roney, Sandy Anderson, Jeff Meeder & Frank Sabol. Vote – no by Bill Baily, Adam Reese & Pete Dion.

3. Eric & Meghan Podgers would like to use their property at 605 Elk Creek Rd. for small event rentals and possible overnight accommodations for travelers. This is the building & pavilion used years ago by the Elk Creek Sportsman Club. Parcel is 2.08 acres & zoned R2. It currently has a 500 gal septic tank & leach field and water from Lake City Borough. They estimate they can have about 100 person events. Needs to address off street parking. Eric & Meghan's home abuts this parcel. Possible idea of adjoining both parcels to possibly be used under recreational camping, bed & breakfast or no-impact home-based business as this was granted on another Girard Township parcel with similar use. Eric will reconsider the property use to comply with the R2 zoning regulations. Should also discuss with Labor & Industry and review ADA requirements before continuing with conditional use hearing. No motion was made for Podgers at this time.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Clay Brocious relayed Atty McClure is still working on the zoning revisions.
A new zoning officer was hired, Tiffany Cramer. She will be appointed at the Dec 8th Supervisor meeting.
Discussion on the annual Christmas party.

ADJOURNMENT: Motion by Bill Bailey and seconded by Jeff Meeder to adjourn at 9:02 pm.
All voting in favor. Motion carried.

Respectfully submitted,

Sandra Anderson