

PLANNING COMMISSION MINUTES

Sept. 12, 2022 7:00PM

CALL TO ORDER: The Pledge of Allegiance was recited, and meeting was called to order by Dean Roney, at approximately 7:00 PM. Members present were: Sandy Anderson, Bill Bailey, Pete Dion, Jeff Meeder, and Adam Reese. Frank Sabol was absent. We have a quorum. Also in attendance was Jack & Terry Clark, Daniel Dibble, Jude Lampman, Rabell Surveying, Clay Brocious, Township Supervisor and Tiffany Kramer, Township Zoning Officer.

APPROVAL OF MINUTES:

Pete Dion made a motion to approve the minutes of the July 11, 2022 meeting. Jeff Meeder seconded the motion. All voting in favor and the motion carried.

NEW BUSINESS:

Review Country Gardens Mobile Home Park sketch plan to show a proposed 48 lot expansion to the existing Country Gardens Mobile Home Park located along the north line of Middle Road west of Nursery Road as shown on a plat prepared by Rabell Surveying & Engineering dated July 27, 2022. Erie County Tax Parcel 24-004-018.0-001.00

Needs 50' road right of way in park, entrance on Middle Rd, connect 5th & 6th streets.

May have Rabell do 2 maps to get approval of lots by storage units approved before west end of expansion. Road construction needs to be per Township regulations & no swale down midline. Must follow SALDO for mobile home regulations.

Review DANIEL J. & JENNIFER H. DIBBLE. Subdivision Sketch Plan. A subdivision sketch plan to show the creation of a 3.0 ± acre parcel (Lot 1) and a residue 5.3± acre parcel (Lot 2) located along the east line of South Creek Road south of Old Ridge Road in Girard Township, Erie County Tax Parcel 24-011-052.0-014.0. Go ahead and do final maps.

Review Dibble SRSTP project Sewage Facilities Planning Module Comp 4A
Motion to approve Sewage Facilities Plan Module Component 4A by Adam Reese, Seconded by Jeff Meeder. All voting in favor. Motion carried.

OLD BUSINESS:

None

ZONING REPORT:

10 permits on report presented.

CORRESPONDENCE: None.

OTHER:

Discussed disc golf for LECP. Possibly send to Girard Borough for their park. Appears to be 4:1 public disapproval per Pete Dion. With CZM requirements, actually not enough land for building a course.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Accumulation of construction debris at Smith & Nursery Roads. Solar Farm proposal still in process of getting DEP permit. Per Dean - possibly having an alternate member for the planning commission in times of missing members. Per Tiffany – need to address having an accessory structure on a lot without a residence.

ADJOURNMENT:

Motion by Pete Dion and seconded by Sandy Anderson to adjourn at 9:13 pm. All voting in favor. Motion carried. Meeting Adjourned.

Respectfully submitted: *Sandy Anderson*