PLANNING COMMISSION MINUTES

**February 5th, 2024**

CALL TO ORDER:

The meeting was called to order by Dean Roney at approximately 7:00pm and the Pledge of Allegiance Member’s present were Sandy Anderson, Bill Bailey, Jodi Fairchild, Adam Reese, Tony Pecorella, Frank Sabol, and Dean Roney. We have a quorum. Also, in attendance was zoning administrator Tiffany Kramer, Matt Baldwin of Millcreek Township, Mike and Karen Genovese of Girard Township as well as Girard Township Supervisors Pete Dion and Clay Brocious.

APPROVAL OF MINUTES:

Sandy Anderson made a motion to approve the minutes of the January 8th, 2024, Planning Commission organizational meeting. The motion was seconded by Bill Bailey with, all voting in favor.

Adam Reese made a motion to approve the minutes of the January 8th, 2024, Planning Commission meeting. The motion was seconded by Sandy Anderson with, all voting in favor.

OLD BUSINESS: An opinion from Patricia Kennedy with Knox McLaughlin and Sennet Law firm was received regarding the Township accessory structure ordinance. The email correspondence was received after meeting the agenda was distributed to Planning Commission members and the information has not been reviewed at this time. A motion to table further discussion and review of the Township accessory ordnance was made by Sandy Anderson and seconded by Jodi Fairchild with all voting in favor.

ZONING REPORT: A zoning permit report was presented by Tiffany Kramer showing 4 permits having been issued.

Mike and Karen Genovese are considering purchase of a property owned by Ed Schmitz at 8656 Ridge Rd, parcel number 24005035000602. Prior to purchase they are investigating approval to modify existing office space into a single or multi-family dwelling in a C-1 district as they may want to have a living space or apartments on the property in addition to the existing business. It was discussed that multi-family dwellings are a conditional use in C-1 with the condition of at least 2 acres. The parcel being discussed is 7.8 acres.

A motion was made for a favorable recommendation for a conditional use for multi-family on the property was made by Tony Pecorella and seconded by Frank Sabol with all voting in favor.

Matthew Baldwin is working to develop the property located at 9101sing Ridge Rd. Parcel # 24012036007400.  He would like a modification to SALDO Ch. 174-27 which states:

“*Minimum front yard setback for all buildings and parking areas from principal right-of-way shall be 60 ft.  unless specifically exempted by specific setback exceptions”*

In discussion the 174-27 and the associated sub points were reviewed in contrast to the current state of development of that section of Ridge Rd. Planners arrived at consensus that the language in those sections pertained to Ridge Road/Route 20 and were meant at one time to focus development on internal roads within plaza development, limiting and funneling traffic flow onto and off of Ridge Rd/Route 20 and that development has not progressed in that fashion. As such the Planning Commission should review and potentially revise that section of the SALDO.

Pertaining to the property at 9101 Ridge Road a motion was made by Sandy Anderson for a favorable recommendation for a 10-foot pavement setback fronting Ridge Rd/Route 20 for the proposed development at 9101 Ridge Rd. The motion was seconded by Jodi Fairchild, and all voted in favor.

Further discussion was had regarding parking lot setbacks and buffers. It was identified that SALDO 200-54, point #5 specifies a 10-foot set back and that point #4 then specifies that within that 10 foot set back a 5 foot planting buffer is required.

CORRESPONDENCE: (as noted in old business) Requested opinion from Patricia Kennedy regarding township accessory structure ordinance was received by email.

ADJOURNMENT: Sandy Anderson made a motion to adjourn, seconded by Bill Bailey with all voting in favor to adjourn at 8:14pm.

Respectfully submitted: ***Adam Reese***