PLANNING COMMISSION MINUTES

**April 1, 2024**

CALL TO ORDER: The meeting was called to order by Dean Roney at approximately 7:00pm and the Pledge of Allegiance was recited. Member’s present were Sandy Anderson, Bill Bailey, Jodi Fairchild, Tony Pecorella, Frank Sabol, and Dean Roney. Absent is Adam Reese. We have a quorum. Also, in attendance was Girard Township Zoning Administrator Tiffany Kramer, Girard Township Supervisor Pete Dion and residents William Barto & Joan

APPROVAL OF MINUTES:

 Jodi Fairchild made a motion to approve the minutes, as written, of the March 4th, 2024 Planning Commission meeting. The motion was seconded by Tony Pecorella with all voting in favor. Motion carried.

OLD BUSINESS: None

ZONING REPORT: Tiffany Kramer presented a zoning report that showed 2 accessory permits, 3 new construction permits, 2 ramp permits, & 2 addition permits issued March 1, 2024 to April 1, 2024.

NEW BUSINESS: Willam Barto has submitted a petition to rezone property at 7795 Meadville Rd to Residential/Commercial. It is zoned commercial now.

 He has approx.. 8 acres with approx.. 300’ frontage on Meadville Rd. (Rt 18). Discussed his use considerations which are possibly building a single family home in the back & mini storage units close to Rt 18. If it was rezoned LB, Limited Business, both of those uses are permitted in that zone. It cannot be rezoned residential as the parcel does not adjoin any residential lots. It does adjoin an LB parcel. The Planning Commission needs to research if both types of structures can be built on 1 lot. Mr. Barto is not interested in subdividing into 2 lots. Tiffany will be reaching out to PSATS for information on this. No recommendation was made for Mr. Barto at this meeting. We should have more information at the next meeting. The existing house on this parcel had been demolished in 2019.

CORRESPONDENCE: None.

BUSINESS FROM THE FLOOR:

 Per Pete Dion: PennVest money has been applied for, for the Uncle John Campground sewer project. Waiting to hear from Fairview regarding Birchdale sewer project.

 Per Tiffany: Asking about front yard fence height if setback is very far back from the road. It was determined it still needs to be the 4’ height as listed.

 Bill Bailey remarked about the amount of scrap concrete piles dumped on the lot at Nursery & Smith St. Tiffany will inspect.

 Dean Roney will be contacting the assessment office for the future assessed value of the Solar Farm project. Also discussed the fire tax, it will bring in approx. $220,000 to be divided evenly between the 3 fire companies who cover Girard Township.

ADJOURNMENT: Sandy Anderson made a motion to adjourn, seconded by Jodi Fairchild with all voting in favor to adjourn at 8:12pm.

 Respectfully submitted: ***Sandra Anderson (for Adam Reese)***