PLANNING COMMISSION MINUTES

August 3, 2026 7:00PM

CALL TO ORDER: The meeting was called to order by Chair Dean Roney at 7pm. The Pledge of Allegiance was recited. Members present at the call to order were Bill Bailey, Adam Reese, Frank Sabol, Sandy Anderson, Dean Roney, and Tony Pecorella. Jodi Fairchild was absent. We have a quorum. Also in attendance was Township zoning administrator Nicoletta Cherry Township Supervisor Pete Dion, Mark Graziano of Girard Township, Benjamin Chaffee of Girard Township, Frank Shatto of Girard Township, Carrie Dohson of Girard Township and Eslyn Egli of Girard Township.

APPROVAL OF MINUTES:

Sandy Anderson made a motion to approve the minutes of the July 6, 2026, Planning Commission meeting, seconded by Bill Bailey and all present voting in favor. The motion was carried and the minutes were approved.

OLD BUSINESS: The Planning Commission continued discussion of a potential zoning ordinance for Family Burial Plots after several questions and concerns about the previous version put forward to the Supervisors at the June Planning Commission meeting was reviewed by the Supervisors. After changes to the language of the proposed ordinance a motion for a favorable recommendation to Supervisors was made by Sandy Anderson, seconded by Bill Bailey with all voting in favor.

The Planning Commission continued discussion of a potential zoning ordinance regarding short term rentals or "air b'n b's.

NEW BUSINESS: Conditional use request for a limited business in R-1 zoning for a deer processing business at 3931 Elk Park Rd from Frank Shatto was considered. After discussion the conditions appeared to be met and a motion for a favorable recommendation to Supervisors was made by Frank Sabol, seconded by Tony Pecorella and all voting in favor.

ZONING REPORT: A zoning report was presented showing 9 permits were issued from 7/6/26 to 8/2/26.

CORRESPONDENCE: None

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Elsyn Egli presented a sketch plan for a subdivision of property at 8824 Gudgeonville Rd. The property is currently 18 acres and she would like to subdivide a approximately 5 to 6.5 acres fronting on to Bateman Rd. In discussion the plan generally met with zoning provided that the final plan met 4:1 ratio requirement.

Mark Graziano of Girard Township had a number of questions for the Planning Commission about zoning property and a owned by Lakeview Partnerships that fronts with access to North Creek Rd

and is behind his property on Williams rd, as the property will shortly be up for auction or sale to settle an estate.

ADJOURNMENT: Motion by was made by Adam Reese to adjourn and seconded by Sandy Anderson with all voting in favor. Motion carried and the meeting adjourned at 8:28pm.

Respectfully submitted:
Adam Reese