

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**May 19, 2011**

A meeting of the Jackson Township Planning Commission was held on May 19, 2011. Jeffrey Thomas called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Brad Rustine, Mark Werkeiser and Dale Eagon. Jan Anglemire was not in attendance. Sal Caiazzo, P.E. from Hanover Engineering was present. Michelle Arner, SEO and Zoning Officer was also present.

No public comment on agenda items.

**Minutes of April 21, 2011**

Mark Werkeiser motioned to approve the Minutes of April 21, 2011; second by Dale Eagon, all aye.

**Old Business:**

**Land Development Plan – Preliminary Plan: Thomas and Colby Shafer**  
Policelli Engineering, Inc.

Scott Policelli, P.L.S. was present to represent the plan. Thomas and Colby Shafer were also present.

Michelle Arner, SEO indicated the sewage facilities planning module was satisfactory and she had signed off on the document. Mark Werkeiser motioned to approve the sewage planning module, second by Dale Eagon, all aye. Michelle added the sewage module will be on the Board of Supervisors agenda in June.

Sal Caiazzo, P.E. presented the second engineering review for the revised plan. Review comments covered only those outstanding items.

Zoning comment #1 notes that a special exception hearing with the Zoning Hearing Board is needed for the proposed auto repair/maintenance garage. Zoning comment #2, discusses the parking calculations and provided parking spaces. Further, the parking provided does not meet the ordinance and the applicant will either need to apply for a variance or revise the plan to include the required parking. Tom and Colby Shafer confirmed that a Zoning Hearing has been scheduled for June 22, 2011 to address these two items. Scott Policelli described the position of the applicant with regard to parking and the relationship to habitable space was not consistent. Colby Shafer added that the paved fenced storage area behind the building will also allow for parking while cars are awaiting service. Members offered a few suggestions regarding the parking space issue. After some discussion, the applicants were clear about their desire to wait for the Zoning Hearing Board decision prior to considering any major plan changes.

Scott Policelli indicated the NPDES submission to the Conservation District will be submitted after the Zoning Hearing Board decision. It was agreed that calculation of the recreation fee, which is based upon the building area and impervious area coverage, will be completed at a later date. Additionally, the recreation fee shall be paid prior to recommendation for final plan approval. Scott indicated a traffic impact study will be submitted; Sal added traffic impacts are not anticipated.

Stormwater comment # 2 indicates the stormwater plan shall be recorded at the County Recorder's Office. Sal added that this is in the event the property is sold. Mr. Policelli submitted a Maintenance Agreement pursuant to stormwater comment #3. There was some discussion about the tree saplings to be planted as part of the quality BMP for the stormwater plan. The applicant has requested a waiver of the deposit into the stormwater maintenance fund (stormwater comment #4). Scott explained that the stormwater facility is shallow and mowing is the primary maintenance. Additionally, the Maintenance Agreement provides procedural actions in the event the facility is not maintained. Jeff Thomas indicated he believed a waiver was appropriate in this case. Mark Werkeiser motioned to recommend a waiver of the deposit into the stormwater maintenance fund, second by Dale Eagon, all aye.

Jeff Thomas noted that an extension of time to act upon the plan is needed. The applicant offered a 90 day extension. Motion by Dale Eagon to accept the extension of time and table the plan, second by Mark Werkeiser, all aye.

Scott Policelli requested that future plan submissions be considered preliminary and final. Sal Caiazzo indicated the reviews are comprehensive and this request is appropriate. The members agreed.

**New Business:** none

**Correspondence:** none

**Comments:**

Jack Rader, Jr. indicated that the new Zoning Ordinance is approaching a final draft and the planning commission members will have an opportunity to review it and make a recommendation as to its adoption.

Motion to adjourn by Dale Eagon, second by Mark Werkeiser. Meeting adjourned at 7:46 PM

Respectfully submitted,

*Michelle Arner*

Recording Secretary