

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**May 17, 2012**

A meeting of the Jackson Township Planning Commission was held on May 17, 2012. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Brad Rustine, Dale Eagon, Mark Werkeiser and Ronald Padula. Sal Caiazzo, P.E. from Hanover Engineering was present. Michelle Arner, SEO and Zoning Officer, was present.

**Minutes of April 19, 2012**

Dale Eagon motioned to approve the minutes of April 19, 2012; second by Mark Werkeiser, all aye.

**Old Business:**

**Pocono Autowerks (Sardinha): Site Plan (change of use consideration)**

Sue and Filipe Sardinha were present to update the members on the status of the planned changes and approvals. They are still waiting for PennDOT to review the new use and the intent to add a narrow landscape buffer adjacent to the right-of-way. PennDOT will need to coordinate with the owner of the property, Robert & Stella Hooper. Presently the Sardinhas are looking to rent with possible purchase to be considered in a year or so. A few other minor site considerations were reviewed.

**Andrade: Conditional Use Application – Motor Vehicle Repair**

Ann Wingert, P.E. from Niclaus Engineering was present to represent the applicant. The applicants, Cesar and Iris Andrade were also present. A video showing a car pulling in and backing out of the garage bays without encroaching upon the Route 715 right-of-way was shown and discussed. Sal noted that a proposed pole mounted luminaire would interfere with a vehicle backing out of the southerly garage bay. Discussion about wall mounted luminaires being not acceptable for parking areas pursuant to the Zoning Ordinance was reviewed and it was agreed that the area in front of the garage bays is not considered parking area, therefore the wall mounted luminaires would be acceptable for that area. The pole mounted luminaire will be removed, as advised by Sal Caiazzo. The Township Engineer Review letter, dated May 17, 2012 was reviewed.

Comment #1: The matter of when the lots should be combined was discussed. Sal advised the lots must be combined prior to unconditional approval of the conditional use permit.

Comment #2: The project is located within the Route 715 Overlay District.

It was noted that traffic circulation in the vicinity is not ideal especially at the intersection of Singer Ave. and Route 715. Turning radius is limited and sight distance is minimal. Brad Rustine questioned the weight limit of the narrow bridge on Singer Ave.; there is no weight limit posted presently. Larger trucks for occasional deliveries and services may utilize that section of road. The members believe this potential safety issue is something the Township should look into.

Comment #3: The proposal to install a holding tank for the septic facility was discussed with Michelle Arner, SEO. Michelle advised to move the holding tank location closer to the stream in the outer buffer so long as the 50' inner buffer was respected. This will require a waiver from the Board of Supervisors.

Comments #4 & #5: Access to garage bays and Route 715 barrier. There was extensive discussion about a barrier needed adjacent to the Route 715 right-of-way. The types of barrier suggested include vegetative planting, chain link fence with privacy strips and concrete barriers. Headlight glare from vehicles traveling north on Route 715 was also mentioned as a possible reason for a visual barrier. It was recognized that final barrier approval must be coordinated with PennDOT.

Comment #6: 20' wide landscape buffer. The members recalled that it had been previously determined that the 20' wide landscape buffer requirement is not feasible and due to the non-conforming status of the building and lot would not be required.

Comment #7: The applicant has requested, as part of the conditional use, that the parking and access area remain gravel. The members were agreeable to this request.

Comment #8: Coordination with PennDOT was discussed regarding completely blocking off the existing driveway.

The following conditions are recommended: revise the site lighting arrangement, lots to be consolidated, PennDOT approval, acquire a holding tank permit and acquire a Certificate of Occupancy. Motion by Mark Werkeiser, second by Ron Padula, all aye. Motion passed.

### **Mountain View Vineyard: Conditional Use Application - Agritourism**

Linda and Randy Rice were present. Letters from Township Solicitor Todd Weitzmann and review letters from Twp. Engineer Sal Caiazzo and SEO Michelle Arner had been distributed. Randy Rice indicated he was not prepared since he had just received the letters. Rather than discuss the review letters, Randy expressed that he just wants to be considered Agritourism, a change from the present home occupation use for the winery. Sal explained that the Conditional Use of Agritourism needs to be in conformance with the Zoning Ordinance. There was some discussion about the inadequacy of the plan that had been submitted; there was not enough detail to demonstrate compliance with the Zoning Ordinance. Other issues discussed included sewage disposal adequacy, parking, signage, impervious areas, erosion control and provisions for public use such as a restroom and accessibility. Randy strongly expressed that 500 dollars was a lot of money; he was not receptive to the idea that a professionally prepared plan, which would cost considerably more money, was required for the proposed Conditional Use. The obviously agitated applicant expressed a desire to get his money back. Michelle reminded the applicants that without the Agritourism Conditional Use Permit, the business must be carried out within the provisions of the original home occupation permit. There was some disagreement between Zoning Officer Arner and Linda Rice with regard to what was approved, such as certain retail items being offered for sale and the expanded area for use by the public.

Chairman, Jeff Thomas, suggested to the applicant they take some time to reconsider their options and offered to return the 500 dollar application fee. The applicant was agreeable to the return of the fee. Motion by Dale Eagon to return the application fee, second by Mark Werkeiser. All aye, motion passed.

**Comments:** none

**Correspondence:** none

Motion to adjourn by Dale Eagon, second by Ron Padula. Meeting adjourned at 8:20 PM

Respectfully submitted,

*Michelle Arner*

Recording Secretary