

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
June 21, 2012

A meeting of the Jackson Township Planning Commission was held on June 21, 2012. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Dale Eagon, Mark Werkeiser and Ronald Padula. Brad Rustine was not able to attend. Sal Caiazzo, P.E. from Hanover Engineering was present. Michelle Arner, SEO and Zoning Officer, was present.

Minutes of May 17, 2012

Dale Eagon motioned to approve the minutes of May 17, 2012; second by Ron Padula, all aye.

Old Business:

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

Sue and Filipe Sardinha indicated they had met with a PennDOT representative and a site plan was presented to the members showing the planned changes. PennDOT desires the driveway entrance to be shifted to the north to improve sight distance. Additionally, PennDOT was not in favor of removing any pavement adjacent to the right-of-way to create a landscape buffer. Parking will be moved from the front of the building to the south side and a portion of the stream buffer area will be restored. Sal Caiazzo noted the section of the Zoning Ordinance describing the standards for vehicle repair. For instance, no repair work shall be performed out of doors and auto parts, dismantled and unlicensed vehicles shall be stored within the building. The members were agreeable to the proposed site plan changes. Michelle indicated that the Change of Use application can proceed and she would review all of the remaining requirements and prepare a written zoning compliance document.

Subdivision and Land Development Ordinance

Michelle explained that recent revisions to the proposed ordinance involved largely spelling and typographical corrections. Marc Werkeiser motioned to recommend adoption of the ordinance, second by Ron Padula. All aye, motion passed.

NEW BUSINESS

Mountain View Vineyard: Conditional Use Application - Agritourism

No one was present on behalf of the applicants, Randall and Linda Rice. The new application was reviewed by Twp. Engineer Sal Caiazzo. Sal indicated he had spoken with the engineer who had prepared the plan and learned that no survey work was performed and a certification for accuracy was not and will not be provided. Sal communicated the importance of an accurate plan to demonstrate all features, existing and proposed, are located on the property and meet applicable requirements. Michelle indicated the applicants have agreed to use a qualified professional for a future submittal. A letter from the applicants waiving the time frame for a Conditional Use hearing is anticipated. Additional concerns briefly discussed included adequate parking, impervious cover, stormwater and sewage disposal.

Dale Eagon motioned to table the plan, second by Ron Padula, All aye, motion passed.

Large Gathering Ordinance

A sample large gathering ordinance was distributed. Jack Rader, Chairman of the Board of Supervisors, was present to explain that the Supervisors are considering a new ordinance to address measures such as adequate security and facilities, safety, time of day, and noise control for events that attract a large number of people. He asked the members to review the ordinance and make suggestions to be considered for use in Jackson Township.

Comments: none

Correspondence:

Correspondence regarding the PPL hearing before the Public Utilities Commission, scheduled for July 12, 2012, was received and briefly discussed. The project involves installation of a new transmission line and replacement of towers within the existing PPL Electric-owned right-of-way in Jackson and Pocono Townships.

Motion to adjourn by Ron Padula, second by Dale Eagon. Meeting adjourned at 7:50 PM

Respectfully submitted,

Michelle Arner

Recording Secretary