

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
May 20, 2021

A meeting of the Jackson Township Planning Commission was held on May 20, 2021. Chairman, Jeffrey Thomas, called the meeting to order at 6:00 PM.

Members present: Jeffrey Thomas, Mark Werkeiser, Ron Padula, Sherri Hower and Brent Klaus. Sal Caiazzo, Township Engineer, Michelle Arner, SEO and Zoning Officer, and Renee Miller, recording secretary, were present.

The Pledge of Allegiance was recited.

Public Comments on Agenda Items: None

Minutes of April 15, 2021

Sherri Hower moved to approve the minutes of April 15, 2021. Motion seconded by Brent Klaus. All voted aye. Motion carried.

Old Business:

409 North Road – Orange Pavers - Land Development- JLS Surveying

Tighe Meckes from JLS surveying, was present via Zoom, to discuss the review provided by Township Engineer, Sal Caiazzo, of the submitted plans. Each item line was discussed and thoroughly reviewed. Additional signage, truck scale, entrance gates, septic capacity, number of employees, truck traffic, hours of operation, and fencing were key points of discussion. Additionally, two waivers may be requested: Subdivision and Land Development Ordinance Section:

615.2 – 12 Deciduous trees required

615.6B- 10 ft. buffer requirement between development and the right of way.

An extension to the review time period will be requested. Ron Padula made a motion to table further discussion of plans. Motion seconded by Sherri Hower. All voted aye. Motion carried.

Modern Gas Sales, Inc. – Land Development/Building Addition – Jude Colwell, P.E.

Jude Colwell, P.E., was present (via Zoom) to represent the revised land development plan submitted by Modern Gas Sales, Inc. Two additions, totaling 1,920 sq. ft, to the existing office space are proposed. Township Engineer, Sal Caiazzo P.E., reviewed and provided comments regarding the revised plans. The following Waivers will be requested:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

#9: **406.2**: No site Context Map has been provided.

- Waiver requested

#10: **406.3**: No Existing Resource and Site Analysis Map has been provided.

- Waiver requested

- #11: **406.4**: No Resource Impact and Conservation Analysis Plan has been submitted.
- Waiver has been requested

The 14'x36' unpermitted storage building must be removed from plan. Per Zoning Officer, Michelle Arner, the unpermitted accessory building will be handled separately from this land development plan.

Motion was made by Ron Padula to recommend the plan for approval, conditional upon the review letter from the Township Engineer, dated April 14, 2021 and the removal of the unpermitted accessory building from the plan. Motion seconded by Brent Klaus. All voted aye. Motion carried.

New Business: None

Correspondence: None

Comments:

Adjourn: Motion to adjourn by Mark Werkeiser, seconded by Sherri Hower. Meeting adjourned at 7:10 PM.

Respectfully submitted,
Renee Miller
Recording Secretary