

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**June 18, 2020**

A meeting of the Jackson Township Planning Commission was held on June 18, 2020. Chairman, Jeffrey Thomas, called the meeting to order at 7:00 PM.

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

The Pledge of Allegiance was recited.

**Public Comment on Agenda:** None

**Minutes of May 21, 2020**

Mark Werkeiser moved to approve the minutes of May 21, 2020 second by Ron Padula. All voted aye. Motion carried.

**Old Business:**

**Mt. Gilead Camp – Jonathan Shupp, P.L.S., S.E.O.**

Jonathan Shupp, PLS, SEO presented the land development plan for a dining hall addition located at Mt. Gilead Camp and Conference Center. Reviews provided by Michelle Arner, Jackson Township Zoning Officer/SEO, Monroe County Planning Commission, and Jackson Township engineer from Hanover Engineering, Sal Caiazzo, PE, were discussed. Multiple items mentioned in response to reviews were provided by Jonathan Shupp. Four waivers are requested:

- 406.2 A Site Context Map is required.
- 406.3 – An Existing Resources and Site Analysis Plan is required.
- 406.4 – A Resource Impact and Conservation Analysis is required.
- 406.6M – A Landscaping Plan is required.

The reasoning for the waiver requests is the small scale of the project and disturbance to the camp is minimal. Additionally, the site of the proposed improvement is about 400' from the public road, where there will be no visual impact. Ron Padula made a motion to recommend waivers, seconded by Mark Werkeiser. All voted aye. Motion carried.

Ron Padula made a motion to recommend conditional approval. Conditions are as follows:

**Subdivision and Land Development Ordinance**

- **503** – A performance guarantee may be required, should the Jackson Township Board of Supervisors deem it necessary.
- **509** – An Improvements Agreement may be required if deemed necessary by the Jackson Township Board of Supervisors.
- Township Engineer's Review Letter of June 15, 2020

**Stormwater Management Ordinance**

- **Section 704:** A Stormwater Maintenance Fee shall be paid by the applicant in the amount of \$2500.00 for ten years of inspection by the Township or its designated professional.

**Zoning**

- A Recreation Fee (fee in lieu) will be required. 1478 sf (\$.25) = \$369.50. This fee shall be due prior to plan approval.

Motion seconded by Sherri Hower. All voted aye. Motion carried.

**New Business:****International Sports Training Camp – Mark and Kara Major**

Mark Major presented his request for a Land Development waiver for a proposed 40' x 10' storage area addition onto the existing office building. Jackson Township Board of Supervisors sent this request to the Planning Commission for a recommendation during their General Business Meeting held on June 11, 2020. This addition will not be accessible to campers, general public and will be locked at all times. The proposed addition is for the storage of life jackets, oars, and other waterfront equipment. There will only be one access point. Storage area will not be accessible from inside office. There will be no additional sewage requirements, traffic flow, parking spaces required, or additional staff hired. Township Engineer, Sal Caiazzo, recommended a letter from an Engineer, stating the "no harm option" for the Stormwater Maintenance Ordinance.

Mark Werkeiser made a motion to recommend waiver. Seconded by Ron Padula. Sherri Hower abstained. All others voted aye. Motion carried.

**Correspondence:** None

**Comments:**

Michelle Arner suggested the Planning Commission consider changing the time of their monthly meeting to 6:00PM. The Planning Commission Board members were in agreement. This will be brought to the Board of Supervisors and Township Solicitor, Todd Weitzmann.

**Adjourn:** Motion to adjourn by Ron Padula, seconded by Sherri Hower. Meeting adjourned at 7:30 PM.

Respectfully submitted,

*Renee Miller*

Recording Secretary