

**Planning Commission**

**MINUTES**

**September 4, 2024**

**Members Present:** Bobb Carson, Dave Long, Bruce Whitesell, Nicole Zane, Dawn Nicholson & Neil O'Brien. Also Present: Tim Fulmer (Township Engineer), Lisa Gerhart (Assistant Zoning Officer/Secretary) and Supervisor Jim Hopkins.

Mr. Carson called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

**BUSINESS**

**Ryszewski Subdivision** – Engineer Scott Mease was present, along with the applicant Mr. Dan Ryszewski. Mr. Mease gave a brief history of the original sketch plan that was in front of the Planning Commission in 2022. This is a proposed two lot subdivision. Mr. Ryszewski went through Zoning Hearing Board for the G-3 contractor service use to be allowed in the Highway Commercial district and was granted the variance in July of 2023. Mr. Mease stated once they started wetland studies and soil testing, it was determined that a new sketch plan was needed. The size of the buildings will be smaller than originally proposed along with less parking spaces and impervious surface. The plan has three access points on Clay Avenue. Mr. Tim Fulmer discussed his review letter which evaluated the submitted sketch plan. A traffic impact study is not currently required but the planning commission recommended one be done due to the size of contractor vehicles on Clay Avenue. Mr. Mease stated they are aware the traffic would not be permitted to make a right onto Clay to come out to Cherry Road. Mr. Cal Huntzinger, resident on Old Bethlehem Rd, stated tractor trailer would end up in the road ditch because that road is too narrow. Mr. Carson requested the applicant explore more options to access lot 1 with road frontage that does not require disturbing wetlands.

**PLANNING COMMISSION DISCUSSION**

**Event venues/Special Events status update** – Mr. Long advised this topic is on the agenda for Tuesday's board of supervisors' meeting on September 10, 2024.

**Comprehensive Plan initiatives** – Mr. Carson went through the initiatives and updated the list of members volunteering to assist or lead each initiative. At the conclusion of this meeting, the following volunteers for specified topics are: N. O'Brien (E23-27 (lead), A6 & C13 (support)); B. Carson (A15 (lead), D6 (lead/support)); D. Long (A22 & C10 (lead)); N. Zane (A22 & C5 (support)); D. Nicholson (C1, C7, C9, & C11-12 (lead)); B. Whitesell (D1-4 (lead)); A. Kelly (C10 (support)). Through this process, the Planning Commission may have joint meetings and special meetings with other council/authorities as some of the topics cross interests.

**MINUTES**

Motion made by Mr. Whitesell, seconded by Mr. Long and carried to adopt the August 7, 2024, minutes as presented. Motion made by Mr. Long seconded by Ms. Zane and unanimously approved to adopt the August 15, 2024 minutes as presented.

**ADJOURNMENT**

Motion by Ms. Nicholson, seconded by Mr. Whitesell and carried to adjourn the meeting at 8:42 p.m.

Respectfully submitted,



Lisa Gerhart