



PLANNING COMMISSION MEETING MINUTES
January 28, 2025
7:30 PM

PLANNING COMMISSION ATTENDANCE:

Chuck Eggen, Vice Chairman
Benuel Stoltzfus, Secretary
Deidre Hosier
Ed Haas
Aaron Zook

OTHERS IN ATTENDANCE:

Casey Kerschner, Becker Engineering	Robert Hosier	Steve Dienner
Merv Engel	Trudy Haas	Reuben King
Butch Myers	Frank Haas	Elmer Kauffman

Opening / Comments on Agenda:

Chuck opened the meeting at 7:30 p.m.

Casey noted that Ashley could not be at the meeting tonight due to an illness. Deidre noted she had confirmed with Ashley earlier in the day, that Ashley would be open to an appointed position.

Reorganization:

Deidre made a motion to appoint Ashley as PC Chairman. The motion was seconded by Ed. Motion carried 5-0.

Ed made a motion to appoint Chuck as PC Vice Chairman. The motion was seconded by Ben. Motion carried 5-0.

Deidre made a motion to appoint Ben as PC Secretary. The motion was seconded by Chuck. Motion carried 5-0.

Prior Meeting Minutes:

Ed made a motion to approve the December 17, 2024, PC Meeting Minutes, with corrections. The Motion was seconded by Deidre. Motion carried 5-0.

- Correction included removing the word "alternate" from behind Aaron Zook's name, under the "Members present" section.

Old Business:

None

New Business:

Casey explained that the Township had given the Planning Module to Becker prior to the meeting, has not been reviewed to date, and could be subject to change. However, in an effort to move the module to DEP and the BOS and expedite the review process, the PC could sign the component at this time, as long as everyone understood there has been no formal plan submission, etc. Ed made a motion to sign the Sewage Facilities Planning Module Component 4A. The motion was seconded by Aaron. Motion carried 5-0.

The PC discussed the proposed Accessory Dwelling Unit (ADU) ordinance at length. This discussion included: Comparison between other Township's Elder Cottage Housing Opportunity (ECHO) vs. ADU requirements and ordinances, lot size, zoning, marriage and relation, timing, short-term rental implications, Township tracking & administrative efforts, utility connections, height restrictions, bedroom limits, size requirements, owner-resident occupancy, required parking spaces, entrance locations, household employee/farm hand eligibility, exterior appearances, front-yard setbacks, etc. Casey noted that two Board members had attended the meeting. No action taken.

Casey briefly explained that there was a vacant PC membership and that the Township could appoint 1-3 alternate members, if desired. No action needed.

Casey highlighted that Ashley informed him that she wanted the PC to read portions of the Subdivision and Land Development Ordinance (SALDO) between meetings, and discuss questions at the meeting for education. Deidre suggested that the PC read Parts 1-6 prior to next meeting. No action needed.

Public Comment:

None

Announcements:

Casey noted that the next PC meeting will be held on February 25, 2025, at 7:30 p.m.

Adjournment:

Ed made a motion to adjourn at 8:27 p.m. The Motion was seconded by Deidre. Motion carried 5-0.

Respectfully submitted,

A handwritten signature in cursive script, reading "Casey Kerschner", with a long horizontal flourish extending to the right.

Casey Kerschner, E.I.T.
Becker Engineering