



PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 27, 2026
7:00 PM

PC BOARD ATTENDANCE:

Deidre Hosier
Ed Haas
Elmer Kauffman (**arrived at 7:18 pm*)
Chuck Eggen
Aaron Zook

OTHERS IN ATTENDANCE:

Butch Myers, BOS Chairman
Casey Kerschner, P.E., HRG
Bob Hosier
Frank Haas

Geroge Stoltzfus
John Stoltzfus
Aaron King Jr.
Amos Stoltzfus
Additional Members of the Amish Community

OPENING:

2025 Vice-Chairman Chuck Eggen opened the meeting at 7:05 pm with the Pledge of Allegiance.

PUBLIC COMMENT ON AGENDA:

None

PAST MEETING MINUTE APPROVAL:

Ed Haas made a motion to approve the November 18, 2025, PC Meeting Minutes. Deidre Hosier seconded the motion. Motion carried 4-0*.

RE-ORGANIZATION:

- Deidre Hosier nominated Ed Hass, and Aaron Zook nominated Chuck Eggen, for Chairman of the PC. Deidre Hosier made a motion to appoint Ed Haas as the Planning Commission Chairman. Chuck Eggen seconded the motion. Motion carried 4-0*.
- Aaron Zook nominated Chuck Eggen and made a motion to appoint Chuck Eggen as the Planning Commission Vice-Chairman. Ed Haas seconded the motion. Motion carried 4-0*.
- Chuck Eggen nominated Deidre Hosier as Secretary of the PC. Ed Hass made a motion to appoint Deidre Hosier as the Planning Commission Secretary. Chuck Eggen seconded the motion. Motion carried 4-0*.
 - Conversation ensued about meeting minute responsibility. Deidre asked Casey (HRG) to complete the January 27, 2026, meetings minutes, and to re-evaluate meeting minute responsibilities in the future.

NEW APPOINTMENTS:

- George Stoltzfus and John Stoltzfus were in attendance, they had previously submitted letters to the Township noting their willingness to fill the recent PC vacancies recently formed by two resignations.
- Aaron Zook made a motion, recommending that the BOS appoint George Stoltzus to the vacant PC term, expiring in 2026, and John Stoltzfus to the vacant PC term, expiring in 2027. Chuck Eggen seconded the motion. Motion carried 5-0.

NEW BUSINESS:

5771 W. Lincoln Highway SWM (George Stoltzhus) Plan – Waiver of SALDO

- The plans, waiver request, and general background for the 5771 W. Lincoln Highway SWM (George Stoltzhus) Plan was presented by Casey (HRG). Casey noted that the proposal was confirmed by the Township Solicitor to meet the definition of Land Development, but due to the nature of the project, Casey was recommending the Township consider the requested waiver of Land Development and process this plan under the SWMO with any reasonable conditions from the SALDO. Casey identified key comments in the January 7, 2025, HRG letter. Lengthy discussions ensued.
- Aaron Zook made a motion recommending the approval of a waiver of Land Development, conditioned upon the applicant providing a Landscaping Plan, showing the location of required screening [§22-402.8.F], and notation for the required Riparian Buffer Easement [§28-312]. Chuck Eggen seconded the motion. **Motion carried 4-1, Deidre Hosier was opposed.**

Roller Derby Skate, Corp – Conditional Approval Deferral request

- Casey (HRG) noted that the plans were conditionally approved by the Township in 2021, and due to unforeseen circumstances, the improvements were never constructed. The applicant's consultant submitted a 5-year extension request/deferral on January 8, 2026, requesting the plans approval expire October 12, 2031.
- Ed Haas made a motion recommending the approval of a 2-year deferral of §22-307. Deidre Hosier seconded the motion. Motion carried 5-0.

PC Meeting – May Meeting date

- The currently scheduled May 19, 2026, meeting date falls on primary election day, therefore the Township meeting room will be unavailable. Based on discussion, the meeting will either be cancelled or moved to May 20, 2026. Casey (HRG) recommended the PC make that decision at their April 2026, PC meeting, so the Township does not have to unnecessarily advertise a revised meeting date.

ECHO Housing

- Casey (HRG) read aloud the Fax that was forwarded to the Township by Aaron Zook, on behalf of Amos Stoltzhus on January 21, 2026. Amos mentioned that he had applied for and attended a ZHB meeting on January 15th for a second ADU on his property (already has one) and was denied. Amos, and other community members, expressed their interest in the Township adopting an ECHO (Elderly Cottage Housing Opportunity) Ordinance. ECHO's are different from ADU's in that ECHO's are to be occupied by a family member(s) over a certain age and are to be removed from the premises once that family member(s) no longer occupies the cottage. Lengthy discussions ensued, including discussion about other neighboring municipality ordinances, the ability to subdivide, a brief recap of ordinance 2025-03 – ADU: ordained June 10, 2025, etc. Casey recommended that if this was something that the PC wanted to discuss and eventually recommend for consideration by the BOS, that the PC should research different neighboring ordinances and bring the best version to a future PC meeting to discuss and evaluate.

OLD BUSINESS:

None

PUBLIC COMMENT:

None

ANNOUNCEMENTS:

The next PC Meeting is February 24, 2026, at 7 pm. Casey (HRG) informed the PC he cannot make this meeting.

ADJOURNMENT:

Ed Haas made a motion to adjourn the meeting at 8:12 pm. Deidre Hosier seconded the motion. Motion carried 5-0.

Respectfully submitted,

A handwritten signature in black ink that reads "Casey Kerschner". The signature is written in a cursive style with a long, sweeping underline.

Casey Kerschner, P.E.

DRAFT