

February 26, 2018

Members Attending: John Berry, Andrea Berry, Eric Domin, Wes Bruckno

Others: Jim Hillard, RLA, Jane Richhter, Land Grant Surveyors
Ryan Lapp, Live with Purpose Church
Mike Saxinger, RLA, MLSaxinger & Associates
Brent Detter, David/Miller Associates
Tim Byers Bill Rankin

Meeting opened at 7:00

Reorganization:

The Commission elected officers for 2018:

Chairman: Wes Bruckno, motion by John, Second by Eric; motion approved 4-0-0
Secretary: Wes Bruckno, motion by John, Second by Eric; motion approved 4-0-0
Vice Chairman: Eric Domin, motion by John, Second by Andrea; motion approved 4-0-0

Minutes:

Minutes from November 27, 2017 were approved; motion by Eric, all in favor. There was no quorum and no meeting in January, 2018.

Stehman Road - Daniel Hershey Subdivision:

The PC voted to recommend approval and Wes signed the proposed subdivision.

Kingdom Crossroads Church:

Mike Saxinger and Ryan Lapp presented the Kingdom Crossroads proposal (20 Valley Road). The proposal included a requested special exception to permit a place of worship, and a proposed development plan that included a playground, seasonal worship tent, pavilion, stage, and patio, with stormwater management facilities.

- Special exception: the Planning Commission voted to recommend approval of the special exception; motion by Dan Alexander, second by Eric Domin, motion approved 4-0-0.
- Development plan: Mike Saxinger requested that the PC recommend waiving the requirement for a land development plan because the DEP stormwater management permitting process will include the majority of the information that would be otherwise required by a land development application. The PC voted to table this request; motion by John, Second by Eric; motion approved 4-0-0. The PC members will assemble at the site at 4:30 on March 5, 2018 to receive information by the applicant, but the PC will not deliberate during that meeting.

Green Hill Estates Lot Add-On Plan:

Jim Hillard presented the plan; the revisions are minor and do not create additional lots. The Planning Commission voted to recommend approval of the lot add-on plan; motion by Dan Alexander, second by Eric Domin, motion approved 4-0-0.

Hershey Recreational Use Proposal:

The PC informally discussed a proposal for a recreational farm activity on the Hershey tract on Sickman's Mill Road. John explained that the closest fit in the Zoning Ordinance with what the applicant seems to desire is Section 602.H.14 "Outdoor recreation areas and facilities," which is a conditional use that links to Section 1305 "Campground". A public hearing on the conditional use is scheduled for March 6, 2018.

Adjourn 8:15 PM: motion by Dan Alexander, second by Eric Domin, motion approved 4-0-0.