

The meeting was called to order by the Chairperson, Jim Rape at 7:00 PM.

**Members Present:**

Jim Rape, Steve Longwell, Stuart Thompson, Carl Powell, Tom Zoelle, John McElhinny, Nick Madaffari, Tom Pferdehirt, Brian Miller, CEO, Engineer Jeff Argyros and Secretary Bette Spithaler

**Visitors:**

Allan Beechey, P.E. - Sheffler & Co.  
Brad Miller – Ryan Homes  
Justin Bowser A.F.E.  
Phil Hixon – Hixon Farm  
Philip Hixon – Hixon Farm

**Reorganization for 2018:**

Chairman Rape re-appointed Steve Longwell to a 4- year term.

Board opened the floor up for recommendations for Chairman of the Board.

*Steve Longwell made the motion, and Tom Zoelle seconded the motion for Jim Rape as Chairman of the Board for 2019. Motion passed unanimously.*

Board opened the floor up for recommendations for Vice Chairman of the Board.

*Tom Pferdehirt made the motion, and Tom Zoelle seconded the motion for Steve Longwell as the Vice Chairman of the Board for 2019. Motion passed unanimously.*

*Jim Rape made the motion, and Steve Longwell seconded the motion to appoint Bette Spithaler as Secretary for the Planning Commission for 2019. Motion passed unanimously.*

*Jim Rape made the motion, and Steve Longwell seconded the motion to appoint Arcadis Engineering, Jeff Argyros as Engineer for the Planning Commission for 2019. Motion passed unanimously.*

*Jim Rape made the motion, and Stuart Thompson seconded the motion to appoint Tom May from Dillon McCandless King Coulter & Graham as Solicitor for the Planning Commission for 2019. Motion passed unanimously.*

**Public Comment:**

Phil Hixon presented subdivision information of the Hixon Farm from over the past years and his interest of a possible subdivision his parcel.

**Approval of Minutes:**

*Steve Longwell made a motion and Tom Zoelle seconded the motion, to approve the Minutes of December 18, 2018. Motion passed unanimously.*

**Approval of 2018 Planning Commission Report:**

*Stuart Thompson made the motion, and Steve Longwell seconded the motion to approve the 2018 Planning Commission Report for presentation to the Board of Supervisors at the February 12, 2019 meeting. Motion passed unanimously.*

**New Business:**

- **Ryan Homes Variance Request- 123 Pauline Place Peachmont Farms Lot 225**

*Tom Pferdehirt made a motion to approve the variance request as presented, Steve Longwell seconded the motion, motion passed unanimously.*

- **White Oak Residential Development**

Allan Beechey, P.E. from Sheffler & Company presented the preliminary plans for the White Oak Residential Development. Engineer Jeff Argyros presented and reviewed his comment letter dated January 17, 2019. After much discussion and unanswered questions, the plan was tabled and to be resubmitted for further review.

- **Resignation letter**

Chairman Rape mentioned that tonight was Tom Pferdehirt's last meeting and thanked him for his 25+ years of service.

**Old Business:**

None

**Adjournment:**

*John McElhinny made a motion to adjourn. Nick Madaffari seconded the motion, motion passed unanimously. Meeting adjourned at 7:59 PM.*

**Next Planning Commission Meeting February 26, 2019**

Respectfully submitted

*Bette Spithaler*

Bette Spithaler, Secretary