



August 22, 2023

Planning Commission, Minutes

The meeting was called to order by Chairman Steve Longwell at 7:02 PM.

**PRESENT**

Steve Longwell, Chairman  
Nick Madaffari, Member  
Shane Rhoades, Member

Carl Powell, Member  
Mike Lamperski, Member  
Tom Hartwig, Manager

Charlie Flach, Member  
Tom Zoelle, Member  
Tom Thompson, Engineer

**VISITORS:**

Jasmine Savage, Resident  
Tim Barkley, Resident  
Jim Spurdute, Spurdute Land Surveying

Robert Edger, Resident  
Ray Turner, Resident

Minette Thompson, Resident  
James Trautman, Resident  
Gary Kleemann, Standard Insulating, Co.

**PUBLIC COMMENT:**

None

**APPROVAL OF MINUTES:**

*Tom Zoelle made a motion to approve the Minutes of June 27, 2023, Shane Rhoades seconded the motion, the motion passed unanimously. Chairman Steve Longwell abstained because he was not in attendance.*

**OLD BUSINESS:**

None

**NEW BUSINESS:**

• **Minette Thompson Variance Request – 667 Brownsdale Road**

Ms. Thompson is requesting a variance of approximately 7 feet to construct an addition to the left side (east) of her residence. Manager Tom Hartwig stated that only a corner of the addition would slightly encroach the property line. He also mentioned that there is a swale near the property line and that Ms. Thompson contacted the adjacent property owner of the east side abutting property for approval, which was given.

*Shane Rhoades made the motion to recommend approval of the Minette Thompson 7 feet Variance request, Mike Lamperski seconded the motion, motion passed unanimously.*

• **Gifford & Savage Lot Line Revision – Brownsdale & Browns Mill Road**

Jim Spurdute of Spurdute Land Surveying stated that the intent of the lot line revision is to revise the lot line between the two properties by moving the lot line corresponding with the relocated Brownsdale Road. Engineer Tom Thompson stated that all the items on his review letter dated August 8, 2023, were addressed and revisions were made to the plan.

*Tom Zoelle made a motion to recommend approval of the Gifford Savage Lot Line Revision, Shane Rhoades seconded the motion, the motion passed unanimously.*

• **Timothy & Michelle Barkley Lot Line Revision – 202 Marburger Road**

Jim Spurdute of Spurdute Land Surveying stated that the intent of the lot line revision is to adjust the property line between the two Barkley owned parcels. Engineer Tom Thompson stated that all the items on his review letter dated August 8, 2023, were addressed and revisions were made to the plan.

*Shane Rhoades made a motion to recommend approval of the Timothy & Michelle Barkley Lot Line Revision, Nick Madaffari seconded the motion, the motion passed unanimously.*

Manager Tom Hartwig presented information and briefly discussed the process and procedures of zoning. Mr. Hartwig indicated that the Board of Supervisors assigned himself and Engineer Tom Thompson with the task of coming up with a plan to implement a zoning committee, receive public input on instituting zoning, and report to the Planning Commission on the results of their efforts. Chairman Steve Longwell stated that he carefully reviewed the outline prepared by the Manager and Engineer and only had one revision, that being that the Solicitor should be involved in the committee's meetings and public forums. The next step in this process will be for the Township to solicit citizen interest in becoming a member of this 15-person zoning committee. It was the general consensus of the Planning Commission that participants on this committee should be representative of all areas of the Township, including areas with housing plans.

**ADJOURNMENT:**

*Charlie Flach made a motion to adjourn. Shane Rhoades seconded the motion, the motion passed unanimously. Meeting adjourned at 7:30 PM.*

**Next Planning Commission Meeting September 26, 2023**

Respectfully submitted.

*Bette Spithaler*

Bette Spithaler, Secretary