

**PLANNING COMMISSION  
MEETING MINUTES  
April 26, 2023**

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**MEMBERS PRESENT:**  
Bran Lynch, Chairman  
Frank Scarpato, Vice-Chair  
Robert Vanella  
Charlie Shock  
Pat Tucci  
Kurt Engleman

**MEMBERS ABSENT:**

**STAFF PRESENT:**  
Ken Battin, Township Manager  
Dawn Maciejczyk, Township Secretary

**I. CALL TO ORDER**

Mr. Lynch called the public meeting to order at 7:00 p.m.

**II. PUBLIC COMMENT (on agenda items)**

Mr. Lynch called for public comment on agenda items. There was none.

**III. APPROVAL OF MEETING MINUTES**

The Planning Commission reviewed the meeting minutes of March 29, 2023. Mr. Vanella made a motion to approve the meeting minutes of March 29, 2023 as presented, seconded by Mr. Engleman and approved by a vote of 6-0.

**IV. PLAN EXTENSIONS**

Mr. Lynch reviewed the plan extensions for:

Development	Application	Date Accepted	90 Day Expires
Needham Farms	Preliminary	March 15, 2005	July 27, 2023
Barbara Yeatman	Preliminary/Final	October 1, 2018	June 7, 2023
Cliff Anderson	Preliminary	June 30, 2021	June 19, 2023
AG Charter School	Preliminary/Final	November 30, 2022	June 27, 2023

**V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT**

There was none at this time.

**VI. AGENDA ITEMS**

**Avon Grove Charter School Land Development Preliminary/Final Plan**

Mr. Michael Shiring, Riley, Riper Hollin & Colagrecio, Land Use Attorney, introduced the team working on the Avon Grove Charter School Land Development plan. Mr. Shiring stated that for the USDA Funding, they need approved signed plans by May 31, 2023. If plans are not approved by that point then that pushes the entire project back months. The USDA will not even be looking at the funding until they have the signed approved plans. Mr. Shiring stated that there is a detailed summary of the 5 waivers that they are asking for recommendation on. The Commission reviewed these waivers in detail.

**Waiver 1:** 20-313.2.B- Requiring a 25-foot buffer area along wetlands boundary.

Mr. Engleman made a motion to recommend this waiver to the Board of Supervisors for approval based on Mr. Ragan's memo dated 4/25/2023, seconded by Mr. Tucci and approved by a vote of 6-0

**Waiver 2:** 22-610.15 and 22-610-15C- Requiring that no earth disturbance occur between October 15 and February 15.

Mr. Engleman made a motion to recommend this waiver to the Board of Supervisors for approval based on Mr. Ragan's memo dated 4/25/2023, seconded by Mr. Tucci and approved by a vote of 6-0.

**Waiver 3:** 22-614.6.A(4)- Requiring that the following outdoor recreational facilities shall not be illuminated if located within any residential district or sited on a

nonresidential property located within 1,200 feet of a residential use.

Mr. Engleman made a motion to recommend the waiver to the Board of Supervisors for approval based on the lighting report and conforming to the ordinance, seconded by Mr. Shock and approved by a vote of 4-2 (Mr. Scarpato and Mr. Tucci voted nay)

**Waiver 4:** 20-311.1.A(12)(A)- Requiring that the minimum pipe diameter for storm sewers is 15”.

Mr. Engleman made a motion to recommend this waiver to the Board of Supervisors for approval based on Mr. Ragan’s memo dated 4/25/2023, seconded by Mr. Tucci and approved by a vote of 6-0.

**Waiver 5:** 22-613.8A-E- Requiring concrete sidewalks along all streets.

Mr. Engleman made a motion to recommend this waiver to the Board of Supervisors for approval contingent on a solution to the trail or sidewalk connectivity for the safety of pedestrians, seconded by Mr. Vanella and approved by a vote of 6-0.

Mr. Scarpato made a recommendation for the Preliminary/Final Plan to the Board of Supervisors for approval conditioned upon Mr. Ragan’s memo dated 4/25/2023, seconded by Mr. Tucci and approved by a vote of 6-0.

**VII. PUBLIC COMMENT (non-agenda items)**

Mr. Lynch asked for any public comment on non-agenda items. There was none.

**VIII. ADJOURNMENT**

Mr. Scarpato made a motion to adjourn the meeting at 7:53 p.m., seconded by Mr. Vanella and approved by a vote of 6-0.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary