

Minutes of South Beaver Planning Commission

June 1, 2022

Present: Jim Perenovich, Rich Barger, Randy Brewer, Jim Shroads, John Heyl, Ashley Carr.

Others Present: Bruce Matheny, Dan Bevington, Ron Neff

Rich Barger made a motion to approve the minutes of the April meeting. Randy Brewer seconded the motion. Motion carried.

John Heyl reviewed the comments of the Matheny Family Trust Subdivision. On the new lot there is an existing garage and the zoning ordinance does not allow for an accessory structure with no principal structure. John Heyl gave Bruce Matheny a few options to resolve this issue. A variance could be obtained, remove the garage from the new parcel or increase the size of the new parcel to 5 acres which would allow for the accessory structure without a principal structure since it is an agricultural use. Bruce will have Walley Nero adjust the plans. A letter is needed from the SEO stating that the two sewage facilities are adequate. Randy Brewer made a motion for conditional approval contingent upon addressing the outstanding items in the comment letter. Jim Shroads seconded the motion. Motion carried.

Dan Bevington and Ron Neff were present from the Beaver Falls Sportsman's Association and spoke with the engineer about the possibility of gating off sportsman's road in the future. John Heyl said that in order to vacate a roadway you would have to submit a request to the Township. However, he was doubtful that it would be approved because there are a number of large parcels in that area that could be subdivided in the future and gating the road would prevent access to the new parcels.

The next Planning Commission meeting will be on Wednesday, July 6th at 7:00 P.M..

Rich Barger adjourned the meeting at 7:30 P.M.

Ashley Carr, Township Secretary