

Minutes of South Beaver Planning Commission

June 5, 2019

Chairman Jim Perenovich called the meeting to order at 7:03 P.M. at the South Beaver Fire Hall on SR 168.

Present: Dan Rastatter, Randy Brewer, James Perenovich, Jim Shroads, Rich Barger, Shawn Wingrove, Laura Ludwig, George Patterson, Ashley Carr.

Others Present: Rose Clarks, Melanie Todorich, Gayle Kelly, Paul & Susan Stepek, Steve & Connie Peloza, Sara McGearry, Ken & Nancy Chambers, Ray Barker, Bill & Judy Kennedy, Adam and Rebekah Kennedy Gomersall, Kevin Spence, Brian Donohue, Jake Spangler, Alan & Janet Carson, Ed McLaughlin, Mark & Penny Cuddy, Andy Leech, George Chalkey

Jim Shroads made a motion to approve the minutes of the May meeting. Rich Barger seconded the motion. Motion carried.

Shawn Wingrove reviewed the Kerry Subdivision and reported that a waiver is being requested to not show the entirety of two abutting parcels due to their size. Rich Barger made a motion to grant the waiver and recommend approval to the Board of Supervisors. Jim Shroads seconded the motion. Motion carried.

Shawn Wingrove reviewed the Fye Subdivision. Dan Rastatter made a motion to recommend conditional approval based upon completing the outstanding items in LSSE's comment letter. Jim Shroads seconded the motion. Motion carried.

Jim Perenovich explained that the Planning Commission Board along with the guidance from Lennon, Smith, Souleret Engineering has been working to update the Townships Zoning Ordinance. Any residents who have property that is proposed to change zoning districts were given written notice and invited to attend tonight's meeting. Jim informed the residents that any changes are just proposed AND are not final tonight. The reason for tonight's meeting is to hear any comments or concerns from the residents.

Bill Kennedy of 164 French Road purchased his property last summer and wondered why his zoning district was changing when his property does not abut SR 168. He also asked the board if they have done a market analysis on a property changing from commercial to residential or if clean and green properties will be effected by this change. Bill would like to build a home in a few years on one of the properties that is proposed to change zoning and asked if this change would allow for that. Laura Ludwig stated that current single family residential uses in a non residential district will be treated as R-1, meaning that you can have an addition or expansion on the residential use that you currently have, but not build new. Building a new single family dwelling in retail commercial would require a variance from the zoning hearing board.

Others present who live near SR 168 and the route 51 asked why their property changed zoning. Laura explained that it was decided based on the size of the parcels and proximity to Route 51.

Randy informed the residents that the Planning Commission board is also responsible for updating the Townships Comprehensive Plan which they did at the end of 2017 and prepare for the future by looking at any potential development that may come to the township and be proactive.

George Chalkey who owns South Beaver Garage asked what the difference between his current zoning of Neighborhood Commercial and the proposed zoning of the Village District is. Laura stated that Village

is more of a mixed use of houses and small scale businesses.

Kevin Spence whose zoning district is also proposed to change from Neighborhood Commercial to the Village District had hoped to one day open a self storage facility on his property and doesn't believe this new change will allow for that.

Rebekah Kennedy of French Road asked if the board could explain the change from Moderate Density Residential to Retail/Commercial. Laura explained that their current residence would become a non conforming use and they would continue to have their home there. Rebekah asked if taxes would be raised for a properties zoning changing from residential to commercial. George Patterson responded that he can't speak for the County Tax Assessor, but he believes that a property is assessed by its use rather than what zoning district it is in.

A resident asked if a representative from Beaver County Tax Assessment Office could attend a meeting to answer anyone questions and concerns about what this zoning change would mean for their taxes. George Patterson said he doesn't see why the board couldn't send them a letter inviting them but can't guarantee anyone would show up.

Alan Carson asked if there is a minimum acreage requirement for a commercial operation on a property. Shawn Wingrove cited the ordinance for acreage requirements for commercial & residential properties with and without public utilities.

Ray Barker asked why Blackhawk Road is changing to the Village District when no one is complaining. George Chalkey stated that he needs his property along Blackhawk Road to remain commercial in order to get his salvors license from the state. Dan Rastatter commented that it doesn't matter what the name of the district is but what matters are the permitted and conditional uses within the district.

One resident asked if the variance she received in order to have animals on her property would change. Shawn commented that there would be no change and her variance would remain the same.

The Planning Commission Board along with George Patterson, Laura Ludwig and Shawn Wingrove broke off into an executive session.

After the executive session Jim Perenovich thanked everyone for the comments and suggestions and that each one of them would be taken into consideration. He asked for a few more brief comments and then asked everyone to submit any comments or questions in writing to Ashley Carr. The Board will meet again on August 7th and send out letters to everyone inviting them to attend.

Alan Carson asked if everyone could have a hard copy of the draft zoning ordinance. Shawn stated that Ashley Carr will have copies of the ordinance for review at her office and it is also available on the Township website. George Patterson stated that it is not up to the Planning Commission Board to approve the expense of printing copies.

Ray Barker stated that the nipple of a gas line near his property had blown off and he and the neighbors had to be evacuated and said that it was never fixed correctly and fears that a tree could fall on the gas line. Dan Rastatter stated that there was nothing that the Planning Commission Board could do in that matter but suggested that Mr. Barker contact Columbia Gas since they own the line.

The next Planning Commission meeting will be on Tuesday, July 2nd at 7:00 P.M..

Jim Perenovich adjourned the meeting at 8:59 P.M.

Ashley Carr, Township Secretary