

Minutes of South Beaver Planning Commission

July 2, 2019

Chairman Jim Perenovich called the meeting to order at 7:01 P.M. at the Municipal Building on Blackhawk Road.

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

Others Present: Linda Ammon, Melanie Todorich, Dayle Kelly

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

Shawn Wingrove reviewed the Gordon Subdivision. Rich Barger made a motion to recommend conditional approval based on completing the outstanding item on LSSE's comment letter of a planning waiver and non building declaration being approved by the PADEP. Randy Brewer seconded the motion. Motion carried.

The Planning Commission Board reviewed the proposed Zoning map changes and concerns from the residents at the June meeting.

In the location of French Road and SR 168 the board will suggest to the Supervisors that three parcels that have frontage on SR 51, which include two parcels owned by Saint Rose Church and one parcel owned by Charles Smith will change to Retail Commercial. All others that were proposed to change to retail commercial in that area will remain Moderate Density Residential.

In the location of Lemp Way and Haas Drive the board will suggest to the Supervisors that all parcels that were proposed to change to Retail and Commercial will go back to Moderate Density Residential with the exception of parcel 77-111-0289.001 owned by Bradley Kemmer due to the frontage on SR 51.

In the area of Blackhawk Road that used to be Neighborhood Commercial and is proposed to change to the Village District the board has suggested to add agriculture and self storage as a conditional use within the village district, conditions will be setback requirements, lot size and screening.

Shawn Wingrove will check to see if changing a properties zoning would affect Clean and Green or AG Security requirements.

New letters will be mailed out to the residents that had a proposed change inviting them back to a meeting on August 7th to discuss the Planning Commission's recommendations to the Board of Supervisors. The County Tax Assessor will also receive a formal invite to this meeting.

Jim Perenovich made a motion to recommend reapproval of the Mayer Plan due to the PADEP approving the Sewage Facilities Planning Module. Randy Brewer seconded the motion. Motion carried.

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

Jim Perenovich adjourned the meeting at 8:48 P.M.

Ashley Carr, Township Secretary