

**PLANNING COMMISSION  
MEETING MINUTES  
JULY 21, 2003**

Following the Pledge of Allegiance, the Jackson Township Planning Commission meeting was called to order by Chairman Bruce Baker on July 21, 2003 at 6:30 p.m. Members present were Bruce Baker, Don Knopsnyder, Deb Nagle, Laird Rager and Tom Marhefka.

**Public Comments**

Bill Cook said he objects to the zoning and would like the township to take another look at it. He repeated several things he had been told concerning the use of his land. He was told by the board that he had been misinformed. Bruce Baker told him that if there was a particular thing that concerned him, he should come to the office and ask questions and the right answers would be given to him and that he should not go by heresay. Don Knopsnyder lent Mr. Cook his zoning book to look over and told Mr. Cook that he could return it when he was finished with it.

Don Knopsnyder commented that at the last supervisor's meeting there was some concern about implementing the administration of the upcoming building codes. Don stated that in the June issue of PSATS which came out about a week after the meeting an article stated that "Labor and Industry intends to resubmit the amended regulations to the Commission and the committees for final approval in the near future. Please note that any report indicating that Labor and Industry will take an additional two years to make changes to the regulations are false. Also, township officials should be aware that the revised regulations will adopt the International Building Code 2003 instead of the IDC 2000 and the statewide building codes. Act 45 of 1999 requires Labor and Industry to adopt the updated codes by December 31 of the year in which they are issued."

**Meeting Minutes**

Don Knopsnyder made a motion to approve the June 16, 2003 meeting minutes which were passed out before the beginning of the meeting. Deb Nagle seconded the motion. All in favor. Motion passed.

**Correspondence**

Letter from EMC Insurance Company in reference to the lawsuit that Robert Stephens filed against the Planning Commission stating that this matter was discussed with the granting of a motion to dismiss which was filed on behalf of the Jackson Township Planning Commission. The letter also stated that EMC Insurance Company is seeking a \$2,000 deductible for this case.

## Old Business

Street Lights - Bruce Baker read several requests which were made by township residents. All members turned their reports into Bruce Baker, and he will compile the information and suggested that one day the members get together and review the information and made recommendations to the Board of Supervisors.

## New Business

The subdivision of Dorothy Wilson was reviewed. Bruce Baker stated that he has no vested interest in this and that he was not related to Dorothy Wilson but that the matter did involve a relative of his and because of that he was abstaining from reviewing and voting on the subdivision. After extensive review, a motion was made by Don Knopsnyder and seconded by Laird Rager to not recommend approval of the subdivision because the following points were raised by the commission:

Item 1 - The question of access to the buildings on Lot #3 was a major concern since a private garage was built on the access drive. How would this issue be resolved?

Item #2 - The Planning Commission wants to make sure that all parties understand the non-building waiver on Lot #2.

Item #3 - A mylar was not submitted with the application and that the copies need to include the following language as per the Subdivision Ordinance of 1980, Article 4, Section 4.2, Paragraph M: "The streets shown on this plan are private and not public rights of way.. Responsibility for maintenance, snow removal, drainage, reconstruction, repair, or upgrading to full public street standards is solely the responsibility of the adjoining property owners. The township has no liability for these streets." This information was per a previous subdivision and on the advise of previous counsel, George Gvozdich.

All in favor, with Bruce Baker abstaining from voting. Motion passed.

A Special Exception to operate a Family Day Care Home from Wendy Albright was reviewed. After some discussion it was decided to return the application to Mrs. Albright because it was incomplete. Don Knopsnyder made a motion to recommend that they conditionally approve the Special Exception provided Mrs. Albright meets all state regulations and upon receipt of her state licence and that Mrs. Albright provides the additional information as required by the Zoning Ordinance. The motion was seconded by Laird Rager. All in favor. Motion passed.

A total of 13 building permits were reviewed. They consisted of the following:

- |   |            |   |                       |
|---|------------|---|-----------------------|
| 1 | Demolition | 1 | Storage Bin           |
| 2 | Garages    | 3 | Decks                 |
| 1 | Outhouse   | 1 | Sunroom               |
| 1 | Home       | 1 | Sign                  |
| 1 | Pole Barn  | 1 | Mobile Home/Pole Barn |

Don Knopsnyder made a motion to adjourn the meeting at 7:30 p.m. Deb Nagle seconded the motion. Motion passed.

Respectively Submitted,



Don Knopsnyder  
Secretary