

**JACKSON TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
APRIL 18, 2023**

CALL TO ORDER:

Colby Snyder, Chairperson called the March meeting of the Jackson Township Planning Commission held on April 18, 2023, at 6:00 PM to order. Commission members present were Brad Dunham, and Diane King. Commission members Robert Callahan and Zachary Steckler were absent. Staff members present were Zoning Officer Ray Dietrich, Township Engineer Jeff Shue, and Township Manager Florence Ford. There were eight people in the audience with business to come before the Commission.

PUBLIC COMMENT: There was none.

APPROVAL OF MINUTES:

The minutes of the March 21, 2023 meeting was approved on a motion of King/Dunham motion carries 3-0.

ZONING HEARING APPLICATION:

1. Variance from Rear Setback Requirements – Location: 232 Valley View Circle, York, PA - Applicant: Douglas and Danielle Keith

A motion was made by Dunham/King to recommend approval to the Zoning Hearing Board of the dimensional variance from the rear setback requirements, motion carries 3-0.

2. Special Exception for a Transportation Terminal – Location: West Hanover Street – Applicant: Timothy and Diane Krise

A question from Brad Dunham was asked concerning if a Transportation Terminal included trucks. The Zoning Officer replied that a Transportation Terminal only applies to passengers in the Zoning Ordinance and not tractor trailers.

A motion was made by King/Dunham to recommend approval to the Zoning Hearing Board of the Special Exception for a Transportation Terminal, motion carries 3-0.

3. Variance from Parking requirement of 1 space /400sf of floor space for “Other Commercial” – Applicant: Moove In Storage

The applicant’s attorney made a presentation concerning the parking for Moove In Storage. The applicant proposes 17 striped parking spaces to include 14 spaces in the center aisle between the conditioned storage buildings and 3 parking spaces by the office. Both the conditioned storage spaces and the office have one handicapped space per area. The rendering also showed parking along the sides of the buildings. There was concern about the circulation for fire trucks with vehicles parked along the sides of the building. The applicant showed those as a depiction to be calculated as additional spaces if the 17 spaces were not enough. The Planning Commission do not any those parking spaces included and asked that they be removed.

A motion by Dunham/Snyder was made to recommend approval to the Zoning Hearing Board of the 17 parking spaces (14 in the middle of the buildings and 3 at the office) to be approved, motion carries 3-0.

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW:

1. Final Land Development Plan – Airport Hangar Addition located at York Airport – Applicant: York Airport Properties

The commission will vote on the Waiver Request before the Land development Plan.

- Waiver Requests
 - SALDO Section 113.29.A Preliminary Plan a motion was made by King/Dunham to recommend approval to the Board of Supervisors. Motion carries 3-0.
 - SALDO Section 113.30C.B.2 Plan Scale a motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0

The applicant’s designer presented a plan for the airport hangar addition. There was some discussion about the need to include a fire hydrant on the side where the hangar is going to be built. The designer will investigate that concern with the client prior to the plans coming before the Board of Supervisors.

A motion was made by King/Dunham to recommend approval to the Board of Supervisors conditioned upon the comments of the Engineer’s review Letter dated March 31, 2023. Motion carries 3-0.

2. Final Land Development Plan **Waiver Request Only** – Moove In Storage

Due to the number and issues surrounding the request, the Planning Commission Members voted each waiver separately, beginning with the easier items and discussion the more difficult items in detail. The engineer asked the applicants designer to give the Planning Commission a picture of what the applicants propose when discussing the Street Trees, Curb, Sidewalk and cartway width as each of these items plays into the larger design of the plans.

Waiver Requests

- SALDO Section 113-23.A – Preliminary Plan: a motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0.
- SALDO Section 113-23.A – Plan Scale a motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0.
- SALDO Section 113-30.B.2 – Cartway Width: a motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0.
- SALDO Section 113-61.A.(7) – Street Trees: The applicant proposes keeping the required number of street trees, but, planting them along the sides of the property. A motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0.

- SALDO Section 113-62.A – Curb: after some discussion it was determined that curbing would not be necessary in light of the overall plan. A motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0.
- SALDO Section 113-56 – Sidewalk: the applicant proposes to stripe a 5’ wide strip along the existing asphalt in the frontage along Route 30. Florence Ford brought up the concern of ADA and a separation of vehicular and pedestrian passage. The applicant proposed installing a decorative type of fence along the asphalt being used as sidewalk to create a safety barrier between vehicles accessing the site and pedestrians walking along Route 30. A motion was made by Snyder/Dunham to recommend approval to the Board of Supervisors. Motion carries 3-0.
- SALDO Section 113-54 – Access Drive: A motion was made by Snyder/King to **Deny** approval of this waiver to the Board of Supervisors. Motion carries 3-0.
- SWM Section 227-2022-803 – Roof Drains Discharge: a motion was made by Dunham/King to recommend approval to the Board of Supervisors. Motion carries 3-0
- SWM Section 227-2022-304.A – Calculate a 20% reduction for existing impervious: After much discussion Brad Dunham stated he would like to see the applicants attempt to study the drainage and come up to the 20% reduction. A motion was made by Snyder/Dunham to **Deny** approval of this waiver to the Board of Supervisors. Motion carries 3-0.

OTHER BUSINESS:

ADJOURNMENT:

With no further business, the meeting was adjourned at 7:40 PM. on a motion of Dunham/Snyder. Motion carries 3-0.

Respectfully Submitted,
Florence Ford, Township Manager/Assistant Township Secretary