

**NORTH EAST TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 5, 2024**

Call to Order: Denny chaired the meeting in Vern's absence. Present: Char, Denny, LeAnn, Matt, and Jay.

Minutes of January 2 meeting were reviewed. Char motioned for approval; Matt seconded. Approved.

Old Business: None

New Business:

1. Patrick and Barbara Hodapp, Eighteen Mile Lane (parcel 37-012-018.0-045.00) presented their plan to revise one lot line for preliminary and final review and approval. Hodapp purchased four lots from Hutchinson and are proposing to add one of those lots to their existing adjacent property. The County Health Department has approved this action. Char motioned for approval of the preliminary and Matt seconded. Approved. Then Char motioned for approval for a final and LeAnn seconded. The final was approved.

Preliminary and Final R-1

2. Rick Burnham, West Main Road, parcel 37-019-070.0-008.00, presented a preliminary plan to subdivide parcel 37-019-070.0-008.00. Mr. Burnham intends to purchase the vineyards (approximately thirty acres) behind the car dealership. The dealership owner is proposing a buffer to the south and west of the dealership property, along with a buffer area to the west along the south side of West Main Street. This would leave an undetermined distance from the buffer to the west edge of the vineyard being purchased by Mr. Burnham. It was unclear as to why the dealership wanted the buffer. The PC agreed with the buffers to the south and west of the property, but not with the buffer along Main Street. Matt motioned for preliminary approval if Mr. Burnham can come back without the buffer along West Main Street. LeAnn seconded. Approved.

Preliminary B-2

Variance Hearings: None

Discussions: Char asked if anyone wanted a hard copy of the Comp Plan. Jay asked Erica if this could be done, and she responded that there was one hard copy at the township, and we should access it on-line. Jay will ask again if the township can provide hard copies. If not, Char plans to ask Haines to print some for anyone who is willing and wants to pay for a hard copy.

Matt asked if John McGranor's replacement has been hired. Jay thinks so and will check if he is going to help us or not. Matt also will set up the zoning digitally so that we can all view the document on the same page at the next meetings. Char will make changes from last meeting.

Dennis mentioned that Venango's solar ordinance had some good verbiage about conditional uses...they should be consistent with the Comprehensive Plan and consistent with the neighborhood. We should review ours to make sure we have something similar.

Matt motioned to adjourn.

A handwritten signature in blue ink that reads "Challen M. Keen". The signature is written in a cursive style with a large initial 'C' and a long horizontal stroke at the end.

Secretary