



PLAIN TOWNSHIP ZONING COMMISSION

MEETING MINUTES

July 12, 2018

Chair Greg Eller called the Plain Township Zoning Commission Meeting to order at 7:04 p.m.

ROLL CALL

Attending the Plain Township Zoning Commission Regular Meeting were Scott Harper, Mark Sowle, Rick Wieland, and Chad Blind. Zoning Officer, Ben Collins was also in attendance. Alternate Greg Kovacs arrived at 7:10 pm.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MINUTES

June 14, 2018 Meeting Minutes

Mr. Harper asked the members if they had an opportunity to review the minutes. Various responses affirming. Mr. Blind made a motion to approve the June 14, 2018 meeting minutes as presented. Mr. Sowle seconded the motion. Vote: Mr. Harper – Yes, Mr. Sowle – Yes, Mr. Wieland – Yes, Mr. Blind – Yes. Motion carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

None

ZONING OFFICER'S REPORT

Mr. Collins updated the Zoning Commission on a recent cell tower conditional use request that was approved. Mr. Collins provided updates on other zoning activity within the township. Mr. Wieland asked if there was any update on the roundabout at Smothers and Schott Roads. Mr. Collins indicated that there was a delay in relocating utilities owned by AT&T.

NEW BUSINESS

**ZC Case Number 07-12-2018-01 – 11681 Johnstown Road – BBL Holdings – Vadim Barash
Parcel Number 220-001948 - Requesting a SCPD Development Plan Amendment Section 303.09 to
allow the applicant to alter the elevation of three buildings approved in the rezoning.**

Mr. Collins introduced the application for 11681 Johnstown Road, requesting a minor modification to the Select Commercial Planned District development plan. The applicant requests approval to modify the

elevations of the three structures to be built. Mr. Collins reviewed the history of the project, the final development text and the final development plan.

Mr. Harper asked if the first three buildings are constructed. Mr. Collins said yes, that's correct.

Mr. Harper asked if the application needs to be submitted to the Rocky Fork Blacklick Accord. Mr. Collins said as long as the Zoning Commission determines that the application is for a minor modification, it does not need to be submitted to the Rocky Fork Blacklick Accord.

Mr. Wieland asked if there were any changes from the fire department as far as turning radiuses. Mr. Harper said the applicant would not be subject to further review of the site plan if the building locations stay the same. Mr. Collins agreed.

Mr. Wieland asked about the application designation of the current zoning as storage. Mr. Collins said that is not the correct zoning designation and he will correct that.

Mr. Harper asked about the interior storage of the existing structures. Will the new structures have interior access like the existing structures?

Mr. Harper clarified that he wants to confirm that the proposed structures will have the same footprint.

Mr. Wieland asked if the existing structures have 2/12 roof pitch. He would like to compare to the proposed structures to ensure that they will have the same roof pitch. Mr. Collins said he will request more detailed drawings of the proposed structures.

Mr. Wieland asked if the storm water system was adequate.

Mr. Wieland asked if the original screening had been completed.

Mr. Wieland asked if the rear of the site was a gravel lot. It was confirmed that the rear of the property was seeded and is currently grass.

Mr. Wieland asked if the members could visit the site. Mr. Collins confirmed that the members could visit the site but could not meet as a quorum as that would constitute a public meeting of the zoning commission and require public notice.

Mr. Wieland made a motion to accept the application for consideration with the modification that . Mr. Collins follow up on #8 and request the additional information identified. Mr. Harper seconded the motion. All in favor. Motion carried.

OLD BUSINESS

None

HEARINGS

None

BOARD MEMBER COMMENTS

ADJOURNMENT

Mr. Harper moved to adjourn the meeting. Mr. Blind seconded the motion. The regular meeting of the Plain Township Zoning Commission was adjourned.

****AS APPROVED****



Ben Collins
Zoning Commission Secretary