



PLAIN TOWNSHIP ZONING COMMISSION

MEETING MINUTES

October 11, 2018

Vice-Chair Scott Harper called the Plain Township Zoning Commission Meeting to order at 7:00 p.m.

ROLL CALL

Attending the Plain Township Zoning Commission Regular Meeting were Scott Harper, Mark Sowle, Rick Wieland, Chad Blind, and Greg Kovacs. Assistant Zoning Officer, Mary Fee was also in attendance.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MINUTES

July 12, 2018 Meeting Minutes

Mr. Harper asked the members if they had an opportunity to review the minutes. Mr. Wieland made a motion to approve the July 12, 2018 meeting minutes as presented. Mr. Blind seconded the motion. Vote: Mr. Harper – Yes, Mr. Sowle – Yes, Mr. Wieland – Yes, Mr. Blind– Yes, Mr. Kovacs - Yes. Motion carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Mr. Vadim Barash – Applicant
Mr. Corey Bonda - Visitor

ZONING OFFICER'S REPORT

None

NEW BUSINESS

None

OLD BUSINESS

Continuance until November 8, 2018 meeting - ZC Case Number 06-06-2018-01 - 5211 Johnstown Road – Oakland Nursery – Mark Reiner - Application – Parcel Number 220-001952 - Requesting a SCPD Development Plan Amendment Section 303.09 to allow the applicant to construct a building and to pour a concrete pad on the premises.

**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.**

The application for 11681 Johnstown Road, requesting a minor modification to the Select Commercial Planned District development plan, was presented by Mr. Harper. Mr. Harper asked if everyone had an opportunity to review. Mr. Harper re-affirmed that the proposed minor modifications would be to the rear buildings, which have not been constructed, and would primarily be removing the ornament and higher central elements that were on the original application. Mr. Harper indicated that some of the original questions the board had at the last meeting were answered in the letter provided by Mr. Barash. The letter stated that the footprint will remain the same. The units do not have interior corridors and are not climate controlled. All units have exterior access. Mr. Harper reiterated that the cupolas will remain.

Mr. Wieland asked about screening of the property. He wanted to know if the screening required on Phase I on the north side of the property had been constructed. Mr. Harper wanted it put on record that the original screening will be completed as submitted on the original application within the approved amount of time. Mr. Wieland wanted to confirm that Mr. Collins will follow up on the screening issue once the project is completed.

The development plan was discussed. There have been no changes to the original development plan.

Mr. Harper indicated that he does not have any issues with the modifications and design. The other board members agreed. Mr. Kovacs asked how long Mr. Barash had been working to get this project approved. Mr. Barash indicated that this latest submission was presented in June. Mr. Kovacs asked if he had faced any delays due to the zoning committee reviewing it. Mr. Barash replied no.

Mr. Kovacs asked Mr. Barash what his experience had been with the process. Mr. Barash indicated that the process has gone smooth.

Mr. Wieland asked if there had been any traffic problems. Mr. Barash indicated that there had been no issues with traffic. There has been one accident since the project was completed which is a reduction from past history. Mr. Barash also indicated that water issues in the area have been reduced since building. Mr. Wieland asked if rumble strips had been installed on the curb, Mr. Barash confirmed that they had been installed. Mr. Harper reminded the board that traffic and water issues had nothing to do with this application. This application was to allow the applicant to alter the elevation of the three buildings to be constructed.

Mr. Wieland asked if the facility was full. Mr. Barash indicated that they were getting there.

Mr. Wieland wanted to confirm that the screening requirements would be completed and that the zoning officer would follow up.

Mr. Blind made a motion to accept the SCPD Development Plan Amendment Minor Modification. Mr. Kovacs seconded the motion. Vote: Mr. Harper – Yes, Mr. Sowle – Yes, Mr. Wieland – Yes, Mr. Blind – Yes, Mr. Kovacs - Yes. Motion carried.

HEARINGS

None

BOARD MEMBER COMMENTS

Mr. Wieland & Mr. Kovacs had a short discussion regarding Mr. Kovacs questions to Mr. Barash. Mr. Kovacs indicated that as a public servant he wanted to make sure that there was no undue burden to applicants. Mr. Wieland replied that it is a learning experience and most applicants are not developers, so it is important to educate them. Additional discussion took place regarding the application process and enforcement issues within the township.

ADJOURNMENT

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

****AS APPROVED****



Ben Collins
Zoning Commission Secretary