

**NORTH EAST TOWNSHIP PLANNING COMMISSION**

Monday March 6, 2023 7:00 P.M.

Minutes

Call to Order: Vern Frye called the meeting to order at 7:00. Vern, Char, LeAnn, and Jay were present. Matt and Dennis were excused.

Minutes of the February 6, 2023 meeting were reviewed. Char motioned for approval; LeAnn seconded. Approved.

Old Business:

1. Robert Mazza presented a final plan to sub-divide parcel 37-009-014.0052.00 into two separate parcels, separating the house from the wooded area. The plan showed the complete acreage in the residual parcel to the south as he was asked to correct at preliminary approval. Char motioned for approval, LeAnn seconded, approved.

**Final R-2**

New Business:

1. The Sewage Facilities Planning Module Component 4A was presented by Jay for Municipal Planning Agency Review for the Edgewater Beach Planned Community. Vern reviewed the standard form and signed it. This starts the process for review by the DEP and the Board of Health.
2. James Welka presented the Edgewater Beach Development for plan review. A 20-lot single-family residential planned community (on the former Dohler property). Vern stated a cul de sac would be required at the western end of the constructed road, either a circular or P-shaped cul de sac. There was discussion that the existing drive to the south and east could be reconstructed with an improved surface, and if this were done, the cul de sac would not be required. We were reminded that a Stormwater Management Plan and DEP-Erie County Health Department approval for the sanitary sewers and holding tanks were still required. John Hallenburg asked a question regarding a public meeting on this project. The PC would make the recommendation to the Supervisors to hold a public hearing prior to any final approval of the plan. Randy Graham asked about the flood plain issues and Vern reminded him that the Stormwater Management Plan would have to address those issues and that no stormwater is permitted to enter neighboring properties. Mr. Welka mentioned that the lowest garage floor is 2' above the 100-year floodplain. Holding tanks would be used until the public sanitary sewer is installed, at which point the development would be hooked into the public system. Vern motioned for approval; Char seconded.

**Plan Review-Approved.**

Variance Hearings: None

Discussions: We tabled any further discussion on the solar energy ordinance since Matt and Dennis were not present. Vern reported that Bob Jeffries said that our proposal to do a Conditional Use permit for the current project on Crawford Road, and then to prepare an ordinance based on those conditions was okay. Jay reported that Grif has touched base again and that they would propose a 10' fence that would be 6" off the ground.

**Walk-Ins/Other Items:**

The public meeting for the Comprehensive Plan was held at 5:30 today by the Supervisors. John McGranor presented the proposed Plan. There was little discussion.

John McGranor met with the Planning Commission, Jay, and Tom Mack from the Zoning Hearing Board to start the review of the Zoning Code. Articles 1 and 4 were discussed. Changes will be made per our discussion and John will forward those changes to us. Jay will forward them on to Bob Jeffries for review, rather than wait for the entire code to be completed.

Adjournment: Char motioned for adjournment.

A handwritten signature in cursive script that reads "Charlene M. Kerr".

Charlene M. Kerr, AICP  
Secretary