

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday July 6, 2026 7:00 P.M.

Minutes

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

Minutes of the June 1, 2026 meeting were reviewed. Matt motioned for approval; LeAnn seconded. Approved.

Old Business:

Shane and July Kosterman presented a proposal to subdivide .545 acre of parcel 37-024-090.0-007.01 to be conveyed to the parcel 37-024-090.0-007.05 Pine Tree Lane. Preliminary R-2. A review of the proposed subdivision was conducted and Matt motioned to approve the Preliminary Plan and LeAnn seconded. Jay directed the Kosterman's that they will now need to go to Erie County for signatures and can return next month for final approval.

New Business:

- 1) Jeffery and Karen Crosscut Miller presented a subdivision plan for parcel 37-022-101.0-005.00 West Law Road. They are proposing to subdivide a 2-acre lot with the house from the parcel. Matt motioned to approve the preliminary plan and was seconded by LeAnn.
- 2) Robert Fisher presented a subdivision plan for parcels 37-027-112.0-004.00 and 37-027-112.0-004.02 Gulf Road. Mr. Fisher wanted to subdivide Parcel "B" from parcel 37-027-112.0-004.00 and add it to parcel 37-027-112.0-004.02. This would allow both parcels to have access to Gulf Road. There was discussion regarding Spencer Drive right-of-way. We recommended going to the County to determine the property lines. This is on-hold until the Right-of-way lines can be confirmed.

Variances: None

Discussion:

There was discussion regarding Evandale Farm – CU-26-02, Farm Stays property parcel 37-029-116.0-028.00 Cole Road

Conditional Use application was made for 16 cabins to be placed on the property. Craig Zonna and John Zack were present to answer questions and discuss. Matt recommended that we start with 8 units and then go to 16. The discussion was had regarding the benefit of starting with 16 units. There was a concern if the project did not go well – what would happen to the units. We recommended if the units were vacant or not being utilized then the owner would be responsible for the removal at the designated time. Matt will work on wording for the conditional use and we will discuss/vote on the proposed conditional use #2 at the next meeting. The owner is still working on the sewer, water, and stormwater for the development.

The moratorium on Data Center and Battery Storage Projects was discussed to allow for time to create an ordinance using the draft Erie County Ordinance. Matt mentioned that a moratorium on Data Center projects, defined as businesses with primary business activity of processing data, be in place for one year.

Adjournment: Dennis motioned for adjournment.

LeAnn Parmenter
PC Board Member