

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
April 21, 2021

Members Present – Ronald Zimmerman
Cynthia Kunes
William Workman
Daniel Mattern
Dennis Walizer
Donna Reese

Members Absent – Gregory Poorman

Guests - Alan Uhler, Uhler & Associates

Call to Order:

Chairman William Workman called the April 21, 2021 meeting of the Walker Township Planning Commission to order at 6:00pm in the Walker Township Municipal Building.

Pledge of Allegiance:

Mr. Workman led the group in the Pledge of Allegiance.

Approval of March Meeting Minutes:

The minutes from the March 17, 2021 meeting were approved as presented on a motion by Denny Walizer; motion second by Cindy Kunes and approved by all members attending.

Alan Uhler (representing BAI Group) presented the **234 Shady Farm Lane 2-Lot Subdivision (CCPCDO 11-21)** for review and comments. This subdivision of the former Struble farm (located off Zion Back Road) divides the parcel into two lots. Lot 2 is 24.86 acres and is in the Village District while the remaining 118.37 acres (Lot 3) is split between the Rural Residential and Suburban Residential Districts. The public water was disconnected from Lot 3 and Mr. Uhler stated they may install a private well; our 'water quality/quantity disclaimer' needs to be added to the plan. The Planning Commission had no additional comments for the County Municipal Response Request Form.

The **Daniel/Rebecca Esh Subdivision of Lot 5 (CCPCDO 31-21)** was reviewed and discussed. Lot 5 will be replotted into Lot 5A (71.12 acres) located off Hubler Ridge Road containing an existing house and out-buildings; Lot 5B (1.50 acres) off Hublersburg Road is vacant and Lot 5C (1.994 acres) also located off Hublersburg Road, containing an existing house and out-buildings. The DEP Facilities Planning Module Component 1 was also reviewed and approved on a motion by Denny Walizer; motion second by Dan Mattern and approved by all members attending. No comments for the County Municipal Response Request Form.

The **S&A Homes Yakich 5-Lot Subdivision of Lot 2RR (CCPCDO 38-21)** into five (5) residential lots ranging in size from 1.85-acres to 3.167-acres. Three lots will be accessed by a cul-de-sac

and two lots will be accessed by Walizer Road. Some members expressed concerns about increased traffic on the road and stormwater issues. Dan Mattern motioned to approve the Yakich 5-Lot/S&A Homes Subdivision; motion second by Bill Workman and approved by all members present.

The **S&A Homes Deerhaven, Phase 2B (CCPCDO No. 39-21)** was presented for discussion. This phase of the Deerhaven Development consists of 17 residential lots and follows the original preliminary plan submission. Motion by Denny Walizer to approve the Deerhaven Phase 2B Plan; motion second by Cindy Kunes and approved by all members attending.

The final discussion concerned the **William Shaffer/Sandra Breon & Richard Bowman III Rezoning Request** submitted by Attorney Schoonover. This 2-part request involves rezoning the property located at 1611 East College Avenue from Village to General Commercial and then add 'Contractor's Shop and Yard' as a permitted use in the Commercial District. Several Planning Commission members had questions regarding this request and would like a representative to attend a meeting to respond to these questions; therefore Ron Zimmerman motioned to table the request until questions can be addressed; motion second by Dan Mattern. Motion passed on a 5 yes - 1 no vote and 1 absent; Donna Reese voted no.

Zoning Officer Vaughn Zimmerman presented his March permit activity report; he issued 13 permits and 3 driveway permits totaling \$646,000 in construction costs and \$1,439 in permit fees.

As there was no other business to discuss Ron Zimmerman motioned to adjourn the meeting; motion second by Dan Mattern and approved by all members attending. Meeting adjourned at 6:50pm.

Donna L. Reese, Secretary

Next Planning Commission meeting is Wednesday, May 19th @ 6:00pm