

**HELLAM TOWNSHIP  
PLANNING COMMISSION MEETING  
Minutes of July 11, 2024**

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The meeting was called to order at 6:00 PM by Chairman Devin Winand. The meeting was held at the Hellam Township Municipal Building. Chairman Winand led the Pledge of Allegiance. Other members present were Vice Chairman John Kokiko, Michael Shillott, Steve Fetrow, Bob Searer, Rick Cooper, and Christopher Altland. Other attendees included Nedette Otterbein, Board of Supervisors member, Corina Mann, Township Manager, Jason Test, Zoning Officer, and Kate Nopulos, Administrative Secretary.

**Minutes Approval:**

Upon a motion by Mr. Shillott and seconded by Mr. Fetrow, the minutes from the June 27, 2024 meeting were approved. Motion carried unanimously.

**Communications from Citizens:**

Katina Snyder, of 5335 Lincoln Highway, submitted to the Planning Commission her synopsis of the book "The Geography of Nowhere" written by James Howard Kunstler. The book synopsis is attached to these minutes for review. Ms. Snyder suggested the book as a good read for anyone who currently works in planning, and made a point to explain how relevant the book's information is, even though it was published in 1993.

Bruce Quickel, of 6290 Lincoln Highway, stated that the proposed development of the parcel adjacent to his home, located on the corner of Bairs Mill Road and Lincoln Highway, is causing him concern. He stated that stormwater management is an issue for his property now, and if the proposed development occurs, he's worried the issues will only increase. He also questioned if the parcel across from his home, the 60-acre, vacant parcel located behind the Rutter's Gas Station and adjacent to the LG Health Twin Rose building, is up for sale or sold. The Zoning Officer stated that a company named Core5 Industrial Partners did contact the Township regarding the possible purchase of the property, and they were made aware of the current and ongoing stormwater management issues at that location.

**Old Business:**

**Ordinance No. 2024-01 Private Firearm Target Practice Areas Ordinance**

After discussion of the current Private Firearm Target Practice Areas Ordinance, numerous revisions were made and recorded by the Township Manager.

Upon a motion by Mr. Cooper, and seconded by Mr. Altland, the Planning Commission recommended that Ordinance No. 2024-01 Private Firearm Target Practice Areas goes before the Board of Supervisors for advertising and adoption, after the aforementioned revisions are made. Motion carried unanimously.

**Ordinance Review: Restaurant, Drive-Through SS 490-109 & Restaurant, Fast Food SS 490-110**

Tabled until the July 25, 2024 meeting, when the revisions from the June 27, 2024 Planning Commission

meeting are implemented into the draft.

**On-going Business:**

Chairman Winand asked each Champion for a project update

- A. Solar Ordinance Amendment: Asked to be put on top of agenda for next meeting on July 25, 2024
- B. EAC Checklist: Mr. Shillott says he put an email out asking for the checklist to be finished by July 17, 2024
- C. Riverland 1&2 Ordinance: Tabled
- D. Logistics/Warehouse Ordinance: Tabled
- E. Understanding the Township: Tabled

Due to reviewing the *Restaurant, Drive-through & Restaurant, fast-food* ordinances, it was decided to create another ordinance review project, regarding the current sign ordinance. The scope of this project will specifically review the impact of lighted signs and LED lights. Mr. Fetrow and Mr. Kokiko were selected as the project Champions.

Meeting adjourned at 7:15 PM.

Respectfully submitted,



Jason Test  
Zoning Officer