

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of July 13, 2023**

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 Jay Kokiko, Rick Cooper, Michael Shillott, John Eifert, Chris Altland, Fred Owens and Steve Fetrow (alternate). Other attendees included Jason Test, Zoning Officer; Corina Mann, Township Manager and Chad Peters, Township Engineer. Supervisor Myers, Supervisor Conaway and Supervisor Otterbein were also present.

Upon a motion by Michael Shillott and seconded by Jay Kokiko, the meeting minutes from June 8, 2023 were approved, with corrections. Motion carried unanimously.

Upon a motion by Rick Cooper and seconded by Michael Shillott, the meeting minutes from June 22, 2023 were approved, with corrections. Motion carried unanimously.

SL-23-02: 5970 Beidler Lane: Robert & Cheryl Rhein (KL-64B) Subdivision Plan

Jake Hebel and Bill Davis from GLB&A were in attendance to present for the applicant. Mike Shillott asked how to handle the information that was sent via email earlier today with an updated plan. Chad said it was not submitted by the deadline. The only plan that will be discussed is the one the Commissioners received in their packets.

There was discussion about the various waivers and also the modification request for Stormwater.

Upon a motion by Michael Shillott and seconded by Rick Cooper, Conditional Approval and waivers §430-17.C(1)(a)[8] – Delineation of Woodlands; §430-33.C(3)(a)[3] – Improvements to existing street & §430-48.B – Landscaping (Street Trees) were approved with the stipulation that all comments on the Engineer's letter, dated July 3, 2023 are completed and met.

Upon a motion by Rick Cooper, seconded by Mike Shillott, the modification request was approved with the condition that the note be more specific in listing what will happen if the test fails and it is acceptable to the engineer. Motion carried unanimously.

Katina Snyder, resident, stated that approvals that are given with conditions are very risky and she cautioned against this practice.

On-going Business:

Solar Ordinance Amendment: Michael Shillott stated they had a meeting with Tom Murphy and they have another scheduled for August 1st. He anticipates that he and Rick Cooper should have everything wrapped up and ready to present to the Planning Commission by the end of August.

Devin Winand stated he would like to add a C. to the on-going business. It would be Understanding the Township. He said that he would like the commission to work on depicting the various zones as well as public utilities to get a good picture of exactly what the Township has. This will be a good thing to have

once the Comprehensive Plan task is started. Rachel had conducted prior research and if that work can be located, it will be reviewed at the next meeting and assignments can be determined to move forward and complete the task.

Chris Altland discussed the possibility of adding fruit trees to our privacy buffers instead of just ornamental lowering trees, as an option. Devin Winand suggested that may be a good task to pass on the EAC. The Board of Supervisors has tasked the EAC to look over the current list and see what changes may be made to it.

Devin said he and Supervisor Otterbein attended the EAC meeting to discuss getting them more involved with the SALDO reviews, specifically portions of the ordinance that pertain to them. They seemed to be on board with the idea.

Correspondence/Reports

The next meeting is scheduled for July 27, 2023. There is currently nothing for the agenda so if nothing comes forth, the above task will be discussed and started.

Meeting adjourned at 7:10 PM.

Respectfully submitted,

Corina Mann, Township Manager