

**HELLAM TOWNSHIP  
PLANNING COMMISSION MEETING  
Minutes of June 22, 2023**

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The meeting was called to order at 6:00 PM by Vice-Chairman Jay Kokiko. The meeting was held at the Hellam Township Municipal Building. Vice-Chairman Kokiko led the Pledge of Allegiance. Other members present were Rick Cooper, Steve Fetrow, Michael Shillott, John Eifert, Chris Altland, Fred Owens and Susan Enrico (alternate). Other attendees included Corina Mann Township Manager and Chad Peters, Township Engineer. Supervisor Otterbein was also in attendance.

**SL-22-02: Blessing's Farm: LL-70-70V, 69D & 51; Final Subdivision Plan:**

Joe Stein, Warehaus, was present to discuss the applicant's plan. He noted that the Township had granted requested waivers at a prior meeting. There was discussion about Transferrable Development Rights as well as Rights of Future Subdivision. Chad Peters, Engineer, outlined that both are two different things and both need to be calculated for this project. First the calculation of how many will need to be determined and then the calculation of how many TDR's were used to permit the subdivision needs to be calculated. Then, the Rights of Future Subdivision needs to be calculated but before either one of those can be calculated, more information will need to be provided. This is done by net lot acreage. All of this information needs to be noted on the plan. The TDR's need to be officially determined. All of the lots are various zones.

Mr. Fetrow spoke of the last time this plan was in front of the planning commission and the fact that one lot looked like a flag lot. Mr. Stein stated the lot was changed to include the required frontage to not be a flag lot. Chad stated that although it may look like a flag lot, by definition, it is an acceptable lot. Mr. Fetrow also asked if all requirements of subdivision would need to be met with any future submissions. Chad said that some of the lots may allow future subdivision and if that happens, all requirements, at that time, would need to be adhered to.

There was further discussion of future development of the lots. Chad explained, the applicant previously was granted waivers which are predominantly required to identify existing features on the lots. Some of the waivers granted would identify sanitary required on each lot, tree masses, geological features, wetlands, water courses, steep slopes, certain topography's all of which are needed to determine the net lot size. The applicant cannot be forced to show a house can be built on each of the lots because they're not proposing that but logically, that's why we are doing this subdivision.

This is something that needs to be thought about when moving forward and reviewing subdivisions.

Upon a motion by Mr. Shillott, seconded by Mr. Cooper, recommended approval of the plan, with the conditions outlined on CS Davidson's letter dated May 30, 2023 be met. Motion carried 6 – 1 with Mr. Eifert dissenting.

**On-going Business:**

Solar Ordinance Amendment: Mr. Shillott stated they are going to have another ZOOM meeting with Tom Murphy and then he and Mr. Cooper should be able to finalize prior to bringing to the Planning Commission members. He anticipates it will be the end of August before they have it ready.

**Correspondence/Reports**

The next meeting is scheduled for July 13, 2023. There is currently nothing for the agenda so the meeting will stand and if nothing is submitted, the meeting will be cancelled.

Meeting adjourned at 6:32 PM.

Respectfully submitted,



Corina Mann, Township Manager