

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

The meeting was called to order at 6:00 PM by Devin Winand. The meeting was held at the Hellam Township Municipal Building. Devin Winand led the Pledge of Allegiance. Other members present were Michael Shillott, Steve Fetrow, John Eifert, Jay Kokiko and Rick Cooper. Other attendees included Corina Mann, Township Manager.

Upon a motion by Mike Shillott, seconded by Jay Kokiko, Devin Winand was elected Chairman. Motion carried 6 – 0.

Upon a motion by Steve Fetrow, seconded by Rick Cooper, Jay Kokiko was elected Vice Chairman. Motion carried 6 – 0.

Minutes Approval:

Upon a motion by Mr. Kokiko and seconded by Mr. Fetrow, the minutes from the December 14, 2023 meeting were approved, with the minor correction discussed by Mr. Shillott. Motion carried 6-0.

New-Business:

A. Variance Z-2023-15: 327 Campbell Rd, KK-01; John Holden Jr./Nathan Riedy

Mr. Riedy presented his case stating they are looking for a variance that would allow a second principal use on their property to construct a new residence. The reason is they are getting older and would like one floor living. There was discussion about the prior variance which allowed for a greenhouse to be constructed near the roadway. Mr. Winand stated he thought the property already had two principal uses as the greenhouse closest to the road is used for retail sales. There was also some discussion on the reasoning for requesting the variance to construct the first greenhouse closer to the roadway and now there is a second greenhouse which is in the location that was stated it could not be built in the first place. Mr. Riedy explained it was not that it could not be built in that spot, it had to do with the daily traffic to the greenhouse from customers that they sought a variance for the location.

There was discussion about the current farmhouse that is an historic structure and they are seeking to preserve it. Mr. Riedy explained the request and the location and size information on the proposed structure. Mr. Winand asked if there was a thought to adding on to the current farmhouse to which the responses were that there would still be a second floor to maintain and Mr. Holden thought an addition would not be permitted due to being in the floodplain. It was asked what size house Mr. Holden wanted to construct and Mr. Holden stated approx. 2,500 to 2,700 sq. ft. It was stated that, while variances have been granted for accessory structures, they have never been granted for over 1,000 sq ft. This size would determine it to be another primary residence.

The Commission members discussed various scenarios to think about. Would it be possible to use

the farmhouse as some other use besides a residence. Would there be a possibility to place some sort of easement on the property that would stipulate that it could not be occupied as a residence. Would it be possible to subdivide a portion of the property to allow another structure.

Ms. Katina Snyder brought up the fact that just because someone wants to do something on their property, the Commission does not owe anything to work that out. She also stated she thought they knew what the property was before Mr. Holden bought it and knew of the limitations. Mr. Riedy stated he knows the Township does not owe him any resolution however he is appreciative of the conversations talking through various scenarios.

Supervisor Otterbein was attending the meeting via Zoom and stated she felt some legal assistance should be sought from our solicitor on all of the scenarios and ramifications of each. It was requested to have Solicitor Leber attend the next meeting. Ms. Mann stated she would send all of the information to the Solicitor and see what his thoughts were and if warranted, would request the Board to approve his attendance at the next meeting. There was much more discussion and it was decided to table the Commission's decision until more information was obtained. It will be heard at the next Planning Commission meeting which is January 25th. The Zoning Hearing Board will be hearing the case on February 27th so there is time to bring it back before the Commission.

- B. Review of Shooting Range Ordinances: The Board of Supervisors asked the Commission to review the current shooting range ordinances as well as the ordinance provided by Lt. Heistand and see if there were ways to combine the two to make the regulations a little more stringent to allow the police department to have more define outlines to follow when it comes to target shooting. Ms. Mann read the email as to the reasoning for the request from Lt. Heistand. Supervisor Otterbein stated North Hopewell created an ordinance and the LGAC recommended not adopting it. Ms. Mann was asked to have Mr. Test contact LGAC to inquire as to what it was that made them recommend not adopting. Mr. Fetrow stated that he feels this is an important issue to look at. More information will be gathered and this will remain on the agenda until discussion and decisions are made as to how to proceed forward.

On-going Business:

Solar Ordinance Amendment: Mr. Cooper and Mr. Shillott gave an update on the latest actions related to the Solar Ordinance. They are reviewing the comments from Supervisor Conaway and working on incorporating the existing ordinances with the proposed ordinances. There was discussion on the survey for solar and the possible hard-copy distribution as well as if it should be limited to just residents and how to decipher the difference.

Typical Flow for Ordinance Crafting:

There was discussion on the flow chart. The Commission was asked to review the latest version and decide if they liked it or if they felt more changes should be made. This will be discussed at the next meeting and possible approval for adoption.

Understanding the Township:

No discussion on this topic other than what the

Correspondence/Reports

The Commission members asked if they could start getting the monthly zoning report again. Ms. Mann stated she will talk to Mr. Test and let him know to start putting it in the packets.

The next Planning Commission meeting is scheduled for January 25, 2024

Meeting adjourned at 7:25 PM

Respectfully submitted,

A handwritten signature in blue ink that reads "Corina Mann". The signature is written in a cursive style with a large, stylized "C" and "M".

Corina Mann, Manager