

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of February 8, 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, Chris Atland and Rick Cooper. Other attendees included Corina Mann, Township Manager, Brad Leber, Solicitor and Jason Test, Zoning Officer.

Minutes Approval:

Upon a motion by Mr. Shillott and seconded by Mr. Kokiko, the minutes from the January 25, 2024 meeting were approved, with the minor correction discussed by Mr. Shillott. Motion carried 7-0.

New Business

SL-24-01: Variance 6710 River Dr UPI # 08-115 Dana Chryst:

Dana Chryst presented the variance with the assistance of her consultant Wendy Tippetts. Ms. Chryst stated that she is seeking the variances to expand the residence to provide more space for her and her family. It was determined that the variance seeking relief from § Design and Constructions Standards would not be heard by the Planning Commission as that is the responsibility of the Floodplain Administrator, Mr. Test, in conjunction with other Local and State Agencies.

There was a discussion on variance from §490-12-L4 Table of Dimensional Requirements set-backs. During that discussion it was determined that a variance would be needed from the front and rear set backs as the current residence sits within the rear set-back and the proposed deck encroaches on the front set-back

The third variance that was discussed was §490-21-F-1 Restricted Development Overlay District. Design and Performance Standards. Through a discussion with the solicitor, it was determined that this variance was not need.

The fourth variance being sought was §490-134-A-2 Expansion of Non-Conforming Use. More than the allowable 35% limit. Through a discussion with the solicitor, it was determined that the incorrect section was reference at the correct section is §490-138-A Dimensional nonconformities. The proposed deck extends neared to the right-of-way by six (6) feet.

Mr. Shillott made a motion to recommend for approval for the variances of §490-12-L4 Table of Dimensional Requirements and §490-138-A Dimensional nonconformities. John Kokiko seconded. The motion passed 7-0

On-going Business:

Z-2023-15 Variance 6710 River Dr UPI # KK-01 Nathan Riedy

Solicitor Leber asked Mr. Riedy to explain what he is planning. Mr. Riedy stated that his intention is to construct the new structure and use that as the primary residence at 327 Campbell Rd. The current residence would be converted to a storage unit for the farm.

Solicitor Leber stated that he does not believe that any variance would be needed as the use of the structure would be an accessory use to the farming activities; which is a permitted use. Solicitor Leber stated when the Certificate of Use and Occupancy was issued for the new structure that it should be noted on the Certificate that no other structure shall be used as a residence.

At the conclusion of this discussion, it was determined that no variance was needed and Mr. Riedy withdrew his application.

Shooting Ranges:

Mr. Shillott provided the initial information/suggestions that he and Mr. Altland had generated. The Planning Commission members are to review this for discussion at the next Planning Commission meeting.

Solar Ordinance Amendment:

Mr. Shillott stated that the resident survey is ready for distribution.

Typical Flow for Ordinance Crafting:

Mr. Shillott stated that the flow chart is completed and was forwarded to Ms. Mann.

Stormwater:

Mr. Shillott discussed the funding availability for stormwater

Understanding the Township:

No discussion on this topic.

Correspondence/Reports

Mr. Test reviewed the December 2023 and the January 2024 zoning reports.

The next Planning Commission meeting is scheduled for February 22, 2024

Meeting adjourned at 7:15PM

Respectfully submitted,

Jason Test, Zoning Officer