

West Mead Township Planning Commission
Minutes – April 25, 2024

The April 25, 2024 meeting of the West Mead Township Planning Commission was called to order at 7:00 p.m. at the Township Building. Present: John Hilson, Aaron Hunsinger, John Kerr, Don Goldstein, Jim Bucci, Steve Halmi, Alan Shaddinger and Jill Dunlap.

Jill Dunlap presented an updated Philip W. and Julie M. Passilla Subdivision Plan 2024 -1 for property located between Pettis Road and Townline Road consisting of 35.137 acres. The updated plan would subdivide a parcel shown as Lot #1 consisting of 5.188 acres of land to be separated from Parcel No. 3217-190-A, which would contain vacant remaining lands consisting of 29.949 acres. The property is located in the LDR, Low Density Residential Zoning District. By separating Lot #1 into its own parcel, this would enable the property containing Lot #1 to be transferred to Casey Passilla to construct a single family dwelling on 10801 Townline Road. The plan was already approved by the Township but the Assessment Office noted the plan as approved showing the existing Schnarrs Subdivision lot lines and paper street would be taxed as individual lots. As they have no intention of developing these individual lots, it was recommended the lot lines should be consolidated or not shown on the plan. The deed showing this consolidation is being drafted by their attorney for recording. Aaron Hunsinger noted he saw no issues with this updated request and all agreed.

John Hilson moved, Jim Bucci seconded to recommend the Supervisors consider approval of the updated Philip W. and Julie M. Passilla Subdivision Plan No. 2024-1, pending final signatures and any other necessary requirements as recommended by the Board of Supervisors. Vote – All Approved.

Alan Shaddinger discussed a request for change in zoning district amendment for property owned by Dennis Haylett located on 21648 Blooming Valley Road consisting of approximately 3 acres where he operates an auto repair business. This request was discussed at the last meeting and has been amended as per discussions had with the West Mead Township Planning Commission members and the Supervisors. Alan Shaddinger noted a mechanics garage business was approved for Dennis Haylett as a Conditional Use approximately 35 years ago but the home has since been demolished, leaving a home trailer on site in addition to the garage building. The updated request for amendment would be for the property to be zoned as Light Industrial with an auto repair shop to be allowed as a conditional use. Currently the Light Industrial Zoning District ends before this property so it seems to be a natural extension of the LI Zoning District. Discussion took place on the restrictions limiting the amount of service bays and number of cars kept on the property. Don Goldstein recommended the limit on service bays under Section 632, Section C be removed so not to limit potential business growth. Aaron Hunsinger and John Hilson agreed. Jill Dunlap noted if this type of change to the Light Industrial Zoning District is made, it would apply to all properties located in those districts throughout the Township. This amendment may or may not address the request made by Brian Shaw as he had also requested a zoning change for property he owns on Baldwin Street. Jill Dunlap noted Mick Stabile had also inquired about future development on his property at the Baldwin Street intersection with Oak Street. Discussion was had on various ways to handle these requests. It was agreed for Alan Shaddinger to finalize the draft for Ordinance amendment at the next Planning Commission meeting specific to the Route 77 property of Dennis Haylett. All agreed that the Baldwin Street area should be further considered by itself, as there are many different zoning districts that may need additional considerations and consolidations.

The Board reviewed a West Mead Township Zoning Ordinance Amendment for Solar Development. All discussed setback requirements as Jim Bucci at a past meeting briefly discussed his thought that solar setbacks should be 100 feet instead of the proposed 300 feet from residences or property lines as larger setbacks could severely limit property owners rights for possible development. John Hilson and John Kerr stated they felt 50 feet from a residence would be sufficient and Jim Bucci agreed. Steve Halmi questioned the fencing and buffer requirements and all agreed they prefer not to make requirements too stringent. Jill Dunlap noted this information was already provided to the Supervisors for their input so that further discussion could take place prior to consideration for adoption. Solicitor Shaddinger will review the document further.

John Hilson moved, John Kerr seconded to recommend the Supervisors consider approval of the West Mead Township Zoning Ordinance Amendment for Solar Development, pending grammatical corrections and the 50 feet setback change be made and any other necessary requirements as recommended by the Board of Supervisors. Vote – All Approved.

Jill Dunlap discussed a recent Crawford County Planning Commission meeting she attended with numerous other Township and local representatives. She provided copies of the Key Takeaways handouts that were provided to all attendees. Additional information will be forthcoming once they compile all comments and develop the Crawford Inspired Comprehensive Plan document to be considered for adoption later this year.

Being no further business, the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Jill M. Dunlap
Recording Secretary