PLANNING COMMISSION MINUTES

**November 4, 2024**

CALL TO ORDER: The meeting was called to order by Dean Roney at approximately 7:00pm and the Pledge of Allegiance was recited. Member’s present were Sandy Anderson, Bill Bailey, Tony Pecorella, Frank Sabol and Adam Reese. Jodi Fairchild was absent. We have a quorum. Also, in attendance was Girard Township Zoning Administrator Tiffany Kramer, Girard Township Supervisors Pete Dion, Mike and Jen Edwards of 11090 Ridge Road in Girard, as well as, Justin Cree from CT Consultants, and Raymond Sheldon of 8421 Lexington Road in Girard and Lewis Sheldon of 8471 Lexington Road in Girard.

APPROVAL OF MINUTES:

A favorable made a motion to approve the minutes, as written, of the October 7, 2024, Planning Commission meeting. The motion was made by Bill Bailey and Sandy Anderson with all voting in favor. The motion carried.

OLD BUSINESS: A plot plan for Robert Sheldon (estate) at 8471 Lexington Rd, Tax parcel ID 24-21075000400 was discussed. The proposal was to subdivide a current parcel into 3 lots, each containing separate septic systems. LOT A, 3.3755 acres. LOT B, 2.1947 acres. LOT C, 7.4148 acres. Raymond Sheldon, Lewis Sheldon and Justin Cree from CT Consultants spoke to the concerns identified by the Planning Commission at the October 7th 2024 meeting when a preliminary plot plan was presented. They spoke to the findings of recent survey which revealed the acreages sited in the plan and which will update the records with the county when new deeds are filed. Regarding a shed that is shown on the plan that is within the required side lot setback on Lot A, the shed will be moved to meet side lot setback requirements, and regarding outstanding property maintenance violations it was stated that progress has been made in rectifying the situation with the expectation and intention of completely rectifying/cleaning up the property.

Sandy Anderson made a favorable recommendation of the proposed subdivision. Dean Roney seconded the motion and all voted in favor.

ZONING REPORT: Tiffany Kramer submitted a report showing permits issued from October 8, 2024, to November 3, 2024 showing 8 permits issued.

NEW BUSINESS: Preliminary review of map of a proposed subdivision from Mike and Jen Edwards 11090 Ridge Rd.  Parcel # 24-008-063.1-021.11. All seemed in accordance with zoning ordinances.

CORRESPONDENCE: None.

BUSINESS FROM THE FLOOR: none

ADJOURNMENT: Sandy Anderson made a motion to adjourn, seconded by Tony Pecorella with all voting in favor to adjourn at 7:59pm.

Respectfully submitted: ***Adam Reese***