

October 20, 2021

### **Fox Township Planning Commission**

Members present: Russ Braun; Larry Johnson; Tyrel Woelfel

Members absent: Debbie Straub; Gerald Huff; Danielle Turbovich; Sis Klaiber

Members excused: Jerry Olson; Rachel Wolfel

Visitors: Cory Straub

The October 20<sup>th</sup> 2021 meeting of the Fox Township Planning Commission was called to order at 6:00PM by Chairman Russ Braun, followed by the Pledge of Allegiance.

Due to lack of a quorum, the August, 2021 meeting minutes were not acted upon.

#### Unfinished Business:

Solar Farm Zoning discussion: this was tabled until November's as several members were previously excused from the meeting. Rob Singer, the Zoning Officer, will plan to attend in November.

Autumn Court Subdivision: RC Reality has submitted revised plans for their proposed 10-lot subdivision along Oak Street. The proposed public sewer lines are still under review by the Fox Twp Sewer Authority's engineers. The NPDES permit and Sewage Planning is still under review by Pa-DEP. The subdivision plan was approved pending these other approvals.

Motion to approve: Larry Johnson, 2nd Tyrel Woelfel ; Approved by consent.

#### New Business:

##### Subdivisions reviewed:

A. Harry and Jeanette Malburg are subdividing a 0.137-acre parcel from their property located along Scotland Street. This parcel will be added to the Malburg's second parcel then conveyed to Nykita Anderson as an addition to the parcel containing her existing home.

Motion to approve: Larry Johnson, 2nd Tyrel Woelfel ; Approved by consent.

B. John and Marsha Gaffey and Philip and Marion Shefcyk are exchanging portions of their properties located along Fairview Road. Parcel 'VA' will be conveyed to Shefcyks; Parcel 'B' will be conveyed to Gaffeys. Each parcel is 4,430 square feet. These parcels will be added to each parties' properties containing their existing homes.

Motion to approve: Larry Johnson, 2nd Tyrel Woelfel ; Approved by consent.

C. St. Marys Area Youth Council is subdividing their property located along West Theresia Road. This 7.673-acre parcel, along with a 30-foot right-of-way, will be conveyed to Dennis Cunningham. The residual lot will contain 3.437 acres. Both lots will served by on-lot sewage and public water. Sewage facilities planning has been previously approved for both lots.

Motion to approve: Larry Johnson, 2nd Tyrel Woelfel ; Approved by consent.

D. Cory and Debra Straub are subdividing a 4,080 square foot parcel from their property located along Toby Road. Dan and Victoria Surra are subdividing multiple small parcels from their properties also located along Toby Road. These smaller parcels, along with the Straub parcel, will be combined to create Lot 2 (0.555 acres) containing an existing home served by on-lot sewage and public water and conveyed to Doug Surra.

Motion to approve: Larry Johnson, 2nd Tyrel Woelfel; Approved by consent.

#### Other Items Requiring Attention:

Commission members reviewed a zoning variance request for Mattive & Chicola for a proposed commercial warehouse / storage facility intended to be located along Freedom Road. The proposal is located at the far-end of a residential district and members voiced a concern with heavy truck traffic regularly traveling through the residential neighborhood. Members urged the Zoning Hearing Board to deny the proposal.

#### Adjournment:

Motion to Adjourn at 6:55 pm: Larry Johnson, 2nd Tyrel Woelfel ; Approved by consent.

Minutes recorded by Russ Braun