

**JACKSON TOWNSHIP BOARD OF SUPERVISORS
CONDITIONAL USE HEARING 5/27/2020
MINUTES**

The Jackson Township Board of Supervisors Conditional Use Hearing 5/27/2020 was called to order by Vice Chairman Mark Major at 6:00 PM. Meeting was held virtually via the meeting platform of Zoom.

Members present: Donald C. Kresge Sr. (via phone), Mark Major, Mark Werkeiser, Solicitor Todd Weitzmann.

Court Recorder, Donna Kenderdine, attended via Zoom.

Representatives and applicants present: Viktor Kolesnyk, applicant, Jonathan Shupp, PLS, SEO, Daniel Lichty, TACM Commercial Realty, and Ty Meckes.

Pledge of Allegiance

Township Solicitor, Todd Weitzmann, reviewed and read the application for Conditional Use submitted by Incline Village LLC/Viktor Kolesnyk. The purpose of proposed development is for a facility that will manufacture landscaping pavers. The operation will take raw materials and produce palletized finished product that will require storage prior to being sold. Conditional use approval is needed for the outdoor storage of raw materials and finished products on site.

Todd Weitzmann presented "Exhibit 1":

- Public Notice of Conditional Use hearing set for May 27, 2020, 6:00PM.
- Certification of site posting from Zoning Officer, Michelle Arner, dated May 18, 2020
- Letter from Jackson Township Planning Commission, dated May 22, 2020, recommending conditional approval subject to a Maintenance Bond and a letter of willingness to serve from PJJWA.
- Memo/Zoning and Sewage Review from Jackson Township Zoning Officer/SEO, Michelle Arner, dated May 21, 2020.
- Engineering review from Hanover Engineering, Salvatore Caiazzo, PE, Jackson Township Engineer, dated May 4, 2020.
- Complete application, including: application, deed, plans, and letter of application summary from JLS Surveying, Jonathan Shupp, PLS, SEO

Mark Major made a motion to accept all items presented as "Exhibit 1". Motion seconded by Mark Werkeiser. All voted aye. Motion carried.

Witnesses were sworn in by Donna Kenderdine.

Jonathan Shupp, PLS, SEO, represented the applicant, Incline Village LLC/Viktor Kolesnyk. Jonathan Shupp presented the plans to the Board of Supervisors. Pavers will be produced and stored at the proposed site of 409 North Road. Finished product will be stored three paver stacks high. Buffer area already exists and was satisfactory to the Board of Supervisors. The expected water usage is 4400 gallons per day. Per Jonathan, PJJWA they would be able to accommodate this, but the water lines may be needed to be upgraded. Mark Werkeiser inquired if usage overage and charges were discussed with PJJWA. Jonathan stated it was not, but he will follow up on it.

North Road was recently paved. A Maintenance Bond was recommended by the Jackson Township Planning Commission. Mark Werkeiser inquired on the amount of truck traffic to be expected. Jonathan Shupp estimates approximately 8 to 10 triaxle trucks per day. The amount of the Maintenance Bond was not recommended by the Jackson Township Planning Commission. Michelle Arner was sworn in. Michelle Arner explained the amount of expected truck traffic was not available during the Planning Commission meeting. Applicant stated he is willing to work with the

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Township concerning the amount of the Maintenance Bond, within reason. Michelle Arner stated this can reviewed during the land development process. Also, to be discussed during the land development process will be the removal of an additional storage area indicated on the current plans, located on the "upper portion of the property". Storage will be kept to the lower portion of the property. Hearing this evening is for the "Use" only.

Applicant, Michelle, and Board of Supervisors closed their discussions.

There being no further comments, Mark Major made a motion to close the discussions and hearing. Seconded by Mark Werkeiser. All voted aye. Motion was carried. Conditional Use Hearing was closed at 6:20PM.

Respectfully submitted,

Renee Miller
Jackson Township Secretary