M I N U T E S

LOWER SWATARA TOWNSHIP **REGULAR MEETING**
PLANNING COMMISSION **FEBRUARY 27, 2025, 7:00 P.M.**

Meeting was called to order by Chauncey Knopp at 7:00 P.M. with the following present:

Chauncey Knopp, Chairman	Don Fure, Director of Codes, Planning & Zoning
James Young, Vice Chairman	Richard Snyder, Planning & Zoning Coordinator
Dale Messick	Jim Diamond, LST Solicitor
Howard Crawford	Shawn Fabian, HRG
Jospeh Formica	Alexa Korber, DCPC
Tonya Condran, Recording Secretary	

Others present:
Conor Surgeoner, Hyland Engineering (6121 Leon Ave. Plan)
Tony Trost, Melham Associates (Brook Meadow Farm Plan)
Scott Cousin, CRA
Bill Meiser, MASD
Zachary Border, LST Township Manager
Tyler Prime [via remote connection] (McDonald's Plan)
Shawn Muntz [via remote connection] (McDonald's Plan)

PLEDGE OF ALLEGIANCE & ROLL CALL

APPROVAL OF MINUTES:

Mr. Knopp asked if there was a motion to approve the January 23, 2025, meeting minutes. The motion was made by Mr. Messick and seconded by Mr. Crawford. All were in favor. Minutes were approved.

OLD BUSINESS:

a. McDonald's Restaurant – Planning Commission File PC#2024-11. The applicant/equitable owner proposes to construct a 3,886 square foot restaurant on an existing 0.717-acre parcel. Furthermore, the applicant/equitable owner proposes to install/construct associated signage, site improvements, utilities, and stormwater management facilities.

[Via Remote Connection – Tyler Prime, of Prime Tuvel & Miseli, and Shawn Muntz, of Dynamic Engineering Consultants, attended this meeting remotely, calling in and speaking with the PC via Bluetooth speaker.]

Tyler Prime explained that they were in front of the Planning Commission on December 19, 2024, and he feels they have come to an agreement on all the issues, and everything was relatively resolved with the land development perspective. He said that they took the comments and all the review letters and clean-up the plan and made the resubmission; he believes now there are just some minor clean-up items that are remaining. His understanding is that everything is now relatively in order at this point and there isn't much more outstanding, unless there are questions or comments. He feels they are pretty well set.

Mr. Knopp asked Shawn Muntz if he had anything to add to that.

Mr. Muntz said he had nothing further to add, unless anyone had any questions on the Plan itself.

Mr. Knopp asked the Planning Commission for any questions/comments.

Mr. Young asked if with the new walkway to Wawa, are they still under the 81% impervious coverage that was granted with the variance.

Mr. Muntz said yes, that was one of the Township Staff's comments asking if they updated the impervious coverage. He said they went back through and reanalyzed all the impervious coverage and there was actually a slight reduction from the previous data that was submitted to the most recent submission. So, again, he stated that they are way under the 81% that they were allowed.

Mr. Knopp asked for any comments from Staff.

Mr. Snyder had two items to note: (1) Both Mr. Prime and Mr. Muntz were here last night for the Zoning Hearing Board. The two Variances (for the freestanding sign and the electronic messaging center) were granted by the ZHB. A written decision is coming that will be in the mail hopefully by tomorrow. (2) The other item was a comment in the December meeting regarding deliveries to the site. We did some backchecking and did find the original ZHB decision from 2022 that was granted when Wawa initially came in,

and it included a condition for the QSR [Quick Serve Restaurant] that their deliveries would be done during off-peak hours (so essentially overnight hours).

Mr. Fabian added that most comments he had are administrative in nature that are easily rectified.

Ms. Korber had no more comments from DCPC.

Mr. Diamond had no further comments, as well.

Mr. Knopp said his only comment was to be sure that all of these variances of July 27, 2022, ZHB, stating that the deliveries are not to be during business hours, but at night. He wanted assurance that they were aware of that and agreed to that.

Mr. Muntz said yes and if that is not acceptable for some reason by McDonald's, they would have to come back before the ZHB again. But they do understand that LST wants them to deliver during off-peak hours.

Mr. Knopp stated that the waivers were taken care of last time.

Mr. Knopp then asked if there were any questions/comments from the Public.

There were none.

Mr. Knopp asked the PC what they would like to do with this Plan.

- Mr. Young made a motion to recommend approval to the BOC.
- Mr. Messick seconded the motion.
- All were in favor.

b. Brook Meadow Farms – Planning Commission File PC#2024-03 (Preliminary/Final Plan). The 115.01-acre project lies within the Residential Agricultural (R-A) District. The Preliminary/Final Subdivision and Land Development Plan proposes the consolidation of and/or the subdivision of four (4) existing tracts into seven (7) new lots. Also, said Plan proposes the development of three (3) new residences/residential uses on three (3) of the new lots, and an agricultural-oriented business on one (1) of the new lots. The remaining three (3) new lots will continue the existing uses(s).

Tony Trost, of Melham Associates, explained that he was the project manager, and they are looking to develop a butchering and meat processing facility for goats and chickens on this farm. In addition to that, they are looking to develop three new residential lots. There are also two other lots that will be residential, but they are not prepared to build them right away. And one lot will remain Agricultural.

Mr. Trost went on to say that he has not seen comments yet from the Township Staff or the Township Engineer, but he feels they have addressed a lot of the comments from the last time. There is an outstanding issue with the potential ability to put a floor drain in the butchering room so that they can wash down the room. That wash-water is projected to go to the Highspire Sewer Plant. They have submitted applications to them but have not yet received approval. The sewer from this site runs into a privately maintained low-pressure force main and they will pump it up to the public sewer system.

Mr. Trost added that plans have been submitted to the Conservation District for the NPDES permit. They have gone through one round of comments with the Conservation District. He hasn't had a chance to see a review for outstanding comments from the Township.

Mr. Knopp asked Mr. Snyder if he had sent him comments.

Mr. Snyder said he was certain he had because the comments were added to everyone's packets. [It was determined later that the email with the comment letter to Mr. Trost was hung up in the "Out" box in Mr. Snyder's Outlook email account.]

Mr. Knopp suggested that Mr. Trost be given a printout of the comment letter and we move onto the next item on the agenda. Mr. Trost could then review the comment letter, if he agreed to that.

Mr. Trost agreed to that and thanked them for that opportunity.

[[*At this point, Mr. Trost took the comment paper to review while the next order of business took place. He would return after that to continue.**]]**

Mr. Trost agreed to continue after reading the Township Staff's comment letter. He said he takes no issue with any of the comments.

Mr. Trost continued that the Township Staff asked about the number of deliveries. He stated that this is not a high-traffic use. They are anticipating two (2) tractor-trailer deliveries of goats per week. And there will be two (2) daily trips of vans leaving the site with goat meat deliveries to markets, but they will be done in vans not big tractor-trailers.

Mr. Knopp repeated that the goats arrive to the site in tractor-trailers but leave the site in vans.

Mr. Trost confirmed that. It is the goat meat that leaves in the vans daily.

Mr. Trost went on to say that there are also some "use" questions that need to be resolved.

Mr. Diamond said that some of this may have predated Mr. Trost, but he said he had earlier dealings with Mr. Trost's clients where there were times that it was the position that everything was predominantly being raised onsite and just some coming in from offsite. He remembers when "sales" was very focused and on that there was a State preemption that if the agricultural products being sold was at least 50% from onsite then it was preempted, meaning it would be allowed by State Law. But now he said he is hearing that everything is coming from offsite.

Mr. Trost countered that that was not true. He is going to raise goats on site, but Mr. Trost doesn't have the numbers or percentages, but he said he can get them.

Mr. Diamond said yes, those nuances are going to be very important. We may even get to the point where we will want to jointly talk to someone from the Attorney General's Office on the State preemption items. He added that he has heard there is corn being grown onsite.

Mr. Trost said yes, there are vegetables being grown.

Mr. Diamond went on to say that with the floor drain and the flow to Highspire, we have responsibility for collection pipes. He said he doesn't remember the low-pressure force mains being dedicated, but he doesn't know if Highspire is aware of that and if there is any issue with FOG (fat, oil, grease).

Mr. Trost said they have had meetings with the Sewer Authority, and they have no problem with the concept. It is going to be privately owned and maintained.

Mr. Diamond said he just didn't know about the bio's and the FOG because it is not only Highspire (which is the strength of the flow), he also wasn't sure about LSTMA's collection ability.

Mr. Trost said they are looking into that.

Mr. Trost went on to say that there were other questions about disposal of the carcasses. The offal, the carcasses, and the skeletons are to be buried onsite. They will have a nutrient management plan to handle that. The only thing going to the sewer plant is the blood and the soap from the washing down of the butchering. But given some of these issues and the numerous issues from HRG, he requests the plan be tabled.

Mr. Formica asked what the plan would be with the tractor-trailers coming in. Will they be coming in off of Route 441 or will they be sent all the way down to Fiddlers Elbow?

Mr. Fure answered using the overhead projector. He said they are going to upgrade the curve on Longview Drive. He said we should discuss the turn off and back onto Oberlin Road. He said that typically the tractor-trailers are there at night, so he is not aware of any issues as far as traffic is concerned.

Mr. Trost added that they have offered to make these deliveries at off-peak hours.

Mr. Formica asked about the three lots that were going to be residential. Will they be connected to the force main also?

Mr. Trost answered yes.

Mr. Young asked if there was an issue with them making a left turn or a right turn off of 441 (Oberlin Road) onto Longview Drive. He was concerned because it is fairly narrow there and there are utility poles on both sides.

Mr. Fabian informed that they don't have ownership on either side so they couldn't really adjust any of that geometry there. So, when they come out to turn onto 441, they are going to occupy the other lane.

[More discussion ensued using the overhead projector.]

Mr. Young stated that in LST's Zoning Ordinance, they are in the Residential-Agricultural (R-A) District. Assuming that there is no preemption, and since they will be coming back and addressing issues that Mr. Diamond raised, are they not asking for any zoning relief in the Plan.

Mr. Trost said not at this point because they were under the impression that this was ok.

Mr. Young said there are 19 permitted uses in the R-A District, so they will have to be able to pigeon-hole this into one of those. It doesn't meet any of the Special Exceptions either. It is something that we will definitely have to consider.

Mr. Knopp asked for any other questions from the PC.

Mr. Messick asked for some clarification. Is the sewer main itself going to be owned privately the whole way up to where it dumps into the public sewer?

Mr. Trost said that is correct. He added that they have moved it so that it is now located as much as possible on private property.

Mr. Messick asked what happens if there is more than one person on that forced main. Is there going to be some kind of Homeowners Association?

Mr. Trost said for the foreseeable future, all of the lots will be owned by Brook Meadow Farms. But there is always the potential that he may sell down the road. So, yes, there will be an association created with annual fees so that necessary repairs will have money to do so.

Mr. Diamond said that this should be a condition of the Land Development Plan.

Mr. Trost said they can prepare that before the Plan is recorded.

Mr. Messick asked if the Stormwater Management system is private. Will any of that be dedicated to the Township?

Mr. Trost answered no, it would not be dedicated to the Township.

Mr. Messick then asked about the butchering process. Will the skeletons be buried onsite? He asked because he thought that kind of thing had to be hauled off by a renderer.

Mr. Trost said yes. The Conservation District will assist them in preparing a Nutrient Management Plan but there is no approval process involved. There are limits that you have to design your system for, i.e. so many pounds of phosphorus per acre, so many pounds of calcium, etc., and this will need addressed in the Nutrient Management Plan. They may require that the bones be ground, he said he really doesn't know.

Mr. Formica asked if those properties were on well water.

Mr. Trost said the old farmhouse is on a well, but all the new construction and the farmhouse will be connected to the public water system.

Mr. Formica asked if any of the residences along 441 are on wells.

Mr. Trost said the only residence on a well is the existing farmhouse.

Mr. Formica clarified that he was talking about the neighborhood.

Mr. Trost didn't know if anyone else in the neighborhood was on well water.

Having no other questions from the PC, Mr. Knopp asked if there were any questions from the Public.

There were none at this time.

Mr. Knopp asked what the PC would like to do with this plan.

- Mr. Young said per Mr. Trost's request, he would make a motion to table it.
- Mr. Crawford seconded the motion.
- All were in favor.

Plan was tabled.

NEW BUSINESS:

a. Greenfield Drive & Blue Raider Lane – Planning Commission File PC#2025-01. The Preliminary/Final Subdivision and Land Development Plan proposes the consolidation and/or the subdivision of land to realign and extend Greenfield Drive to Oberlin Road (S.R. 441). The proposed realignment and extension if Greenfield Drive requires a portion of the existing Greenfield Drive Right-Of-Way to be vacated. Also, said Plan proposes roadway improvements at the intersection of Blue Raider Lane and Oberlin Road (W.R. 441). Lastly, said Plan proposes on-site improvements, utility extensions, and stormwater management facilities.

Before the presentation began, Mr. Messick stated that because he owns part of the property associated with this Plan, he will recuse himself from the Plan discussion because of a potential conflict of interest or lack of impartiality.

Jeff Shyk, with K&W Engineers, representing the MASD, stated that they have received comments from HRG and the Authority. He went on to explain that this is a continuation of the elementary school project that is currently under construction. As part of that work, he said they have to make certain HOP improvements to PA 441. Along with that, are the improvements and realignment of Greenfield Drive to provide another point of access for the District off of 441. So, there are multiple pieces to this, and Mr. Messick is now involved, as well, with his land. Greenfield Drive is being rerouted, as shown on the Plan. That relocation of Greenfield Drive is the majority of the work at the moment. They are still in the process of going through the PennDOT approvals. He said they haven't submitted their HOP applications yet, mainly due to the traffic impact study needing completed and approved. So, once they get the green light on that, they will be able to get the HOPs to them for formal review.

Mr. Shyk said they have responses to the comments which are relatively straight forward. This is a basic subdivision at this point, relative to the establishment of the new right-of-way and road for Greenfield Drive. He said the Township will probably be a party to this as well, because they'll be interacting with the park and dedicating right-of-way. The Township, the School District, and Mr. Messick are all involved.

Mr. Knopp asked the Planning Commission for any questions/comments.

Mr. Crawford asked about the sewer. He said it appears to be on the side of the bank of the one detention basin. He doesn't think this is a very good place to locate that.

Mr. Shyk answered that it was actually pulled back away from there. They are showing a relocation of part of those manholes because there are a constructive manhole and a sewer manhole on Greenfield Drive, but it doesn't actually connect to anything downstream. There is a gap in there that is actually not the responsibility of the School District to construct because it is going to provide off-site sewer service to the lands to the north. So, he said what they are doing is relocating what they need to avoid the basin; they are pulling that away from the side of the basin and capping it and that should be shown on the utility plan.

Mr. Crawford added that since they are moving Greenfield a little bit, is that pushing some of the water pipes to the west side of the road? Who is going to control the water pipes and sewer pipes now that they are not running down the center of the road?

Mr. Shyk said that anything that will be in the post-construction position, if the sewer or the water is outside of the right-of-way, easements will have to be established.

Mr. Crawford asked if they are planning on establishing easements that are not there right now.

Mr. Shyk said that is correct.

Mr. Crawford asked if what we have here on these drawings what they are planning to use going forward or are they still working with PennDOT on what to decide this looks like.

Mr. Shyk said post submission of the plans from a few weeks ago, they had further conversation where they received information from the Board of Commissioners in terms of what was referred to as the "jug handle". So, there are going to be some changes to that to simplify that based on some suggestions they received from the BOC. So, the internal part will change, but the overall concept won't change in regard to rerouting Greenfield Drive out to PA 441.

Mr. Knopp asked if Mr. Fure had any questions from the Township.

Mr. Fure used the overhead projector to point out where the sewer system pipes were located and where one dead-ends but can be connected to. He also stated that the setbacks for the front of the proposed lot should be 50 feet. Also, on the plan, what is shown as a side-yard should be a rear-yard and that would be 30 feet.

[More discussion ensued using the overhead projector.]

Bill Meiser, of the Middletown Area School District, added that Mr. & Mrs. Messick and MASD will be negotiating lot sizes and what property will need to be purchased. So, he feels the sewer and water would be part of the negotiations at that point. He said they have not had any conversation on that yet. He said he has talked with the Sewer Authority and there is, from the initial purchase of the property, records that the Township owns the connection from the point at the retention basin to Blue Raider Lane. He said it is a little difficult because it traverses the gas line, so it will be some difficult digging to get across that.

Mr. Fure added that there is a little more appetite to straighten the road out or make it a little more "T" like. The big thing is that the School doesn't allow any traffic to go north onto Greenfield Drive because they would have to upgrade that intersection.

Mr. Formica said it sounds like a roundabout would be a lot simpler because when you come in from Greenfield it is an odd configuration at the soccer fields.

Mr. Fabian said something of that nature would take them back to the start of the Traffic Impact Study process.

Mr. Fure also stated that there are some areas where we will have to discuss if the Township wants to give up right-of-way, whether it be to the School District or to the Messick's. He added that we are going to have to obtain some additional rights-of-way for the new road that is being dedicated to the Township.

[More discussion ensued using the overhead projector.]

Mr. Knopp asked Mr. Fabian, Ms. Korber, and Mr. Diamond for any comments/questions.

Mr. Fabian said a lot of his comments are just for clarification. He didn't see a lot of things that he was concerned with. Just some general clean-up items.

Ms. Korber stated that her transportation staff didn't identify any problems.

Mr. Diamond had no further comments or concerns.

Mr. Knopp asked the Public for any comments or questions.

There were none at this time.

Mr. Knopp then asked what the Planning Commission would like to do with the plan presented tonight.

- Mr. Young stated that given the number of outstanding issues, he made the motion to table this to a future meeting.
- Mr. Crawford seconded the motion.
- All were in favor.

Plan tabled.

[[***At this point, we went back to the Brook Meadow Farms presentation.**]]**

b. 6121 Leon Avenue – Planning Commission File PC#2025-02. The Preliminary/Final Minor Subdivision Plan proposes the consolidation and/or the subdivision of two (2) existing lots into three (3) proposed lots. Furthermore, said Plan proposes the construction of a 2,400-sf residence, a driveway, utility connections, and on-lot septic system, and stormwater management facilities on Proposed Lot #1.

Connor Surgeoner, of Hyland Engineering, was here on behalf of Jerett Spencer, the owner of the properties. He explained that they would take Mr. Spencer's two properties and subdivide into three lots:

- Proposed Lot #2 is his existing single-family dwelling with on-lot septic that he will continue to reside in. This lot traverses both Lower Swatara and Swatara townships. They have completed the septic testing for that lot, which is completely in Swatara Twp., and got all the results back from their Sewer Enforcement Officer (SEO). This lot will connect into public water on Leon Avenue.

- Proposed Lot #3 is a residual lot which they are requesting a waiver for. There is no frontage to a public right-of-way. The owner has a good, long-standing relationship with Strite's, and they are going to request a 30' access easement from Strite's and he plans to give that to them for future access.
- Lot #1 is the only lot to be developed, with a new single-family residence.

Mr. Surgeoner said he received comments from HRG and the large majority are stormwater-related which they are currently working through. They have off-site areas that need to be accounted for and a slight expansion to the basin in the back. But nothing too major. Other than that, the Zoning and SALDO comments are fairly minor.

Mr. Surgeoner continued that they were planning on asking for this to be tabled tonight, they just wanted to introduce this plan and get feedback and comments.

Mr. Knopp asked the PC for any questions or comments.

Mr. Messick stated that he thought it was part of LST's Code that when a lot is fed off a public road, it had to have a minimum of 50 feet of frontage for the driveway.

Mr. Surgeoner said the residual lot does not, that is what the waiver is for.

Mr. Messick asked if they would request a Variance that says instead of the 50' of public right-of-way, down to 30'.

Mr. Surgeoner said they could make it 50' but they would have to check with Strite's on that.

Mr. Messick asked Mr. Fure if he was correct on that.

Mr. Fure said he wasn't positive on that, but he feels that it is going to be a big talking point for this plan. What we want to decide to do with that is that the frontage has to be at the road, which he doesn't. He is landlocked. He pointed out that this would be an easement and not land given to the property owner.

Mr. Diamond explained further that although it is not impossible, legally it's almost never heard of to do something like this. Legally and philosophically in today's

times, it is unheard of to create a lot that is landlocked. This lot will not totally be landlocked because of this easement it will have. He said this is not a waiver to be taken lightly though, it has to be very thoughtfully looked at. It would have to be a perpetual easement that couldn't get disconnected. An access easement doesn't necessarily mean it is a utility easement. It is a unique scenario here, but they don't want to sterilize the land there and make it a waste of 9 acres or whatever it is.

Mr. Messick reiterated that he was pretty sure that it has to be a minimum of 50' of public road frontage to access a recessed property like that. He feels it may be easier to go to Brook Meadow Farms and ask them to sell a 50' piece of land since they are already going through a Land Development and Subdivision process, rather than asking Strite's for the land since that would require a whole separate process with blueprints and whatnot.

Mr. Surgeoner said he was unaware that Brook Meadow Farms was developing but that could be discussed. He said he will take that to the owner to see what their thoughts are on that, but they will have these talks with either Brook Meadows or Strite's regarding either the purchase of or the easement along Cockley.

Mr. Knopp asked for any further questions or comments from anyone.

Mr. Snyder said that this access point was the biggest thing to address. We did raise a concern in that since the municipal line ran through the property, would Swatara Township take care of the permit for the driveway to access Leon Avenue as well as the on-lot septic. It looks like we (LST) would be responsible for permitting for the house because it sits solely in LST. We have that as a question to the Engineer. Mr. Snyder continued that the only other thing is more of a procedural question. When we get to the point of the O&M Agreement, they will be providing a stormwater collection swale [he pointed it out on the overhead projection where it was in both Swatara and LST]. So, the question would be a separate or a joint O&M Agreement between the two municipalities and the equitable owner.

Mr. Diamond stated that if you remember with the Steelton terminals, that we ought to do one integrated inter-governmental agreement. But that one had more profound BMPs and things. With this, he would be less uncomfortable if each had their own since we don't have a shared detention pond, and it looks like the more substance is on their side of the fence. He feels the standard O&M for us (LST).

Mr. Snyder and Mr. Fure explained that the only thing Swatara Twp. would have is the swale. LST will have the basin from the swale and outfall structure.

Mr. Diamond stated that he feels LST and Swatara Township should each maintain their own and have separate standard O&M Agreements.

Mr. Snyder added that the drainage easement that is necessary for this project will be the same. It will be an easement for both municipalities and the equitable owner because a portion of the project will be in Swatara Twp. with the majority though being in LST. So, some of our comments we tasked the Engineer with would be providing appropriate easement language that is acceptable to the Township and a legal description as well as an exhibit for the drainage easement overall for the floodway. There would be one drainage easement to accommodate the floodway out there.

[The overhead projector was used to show placements on the plan and continue with additional discussion on stormwater facilities and such.]

Mr. Fure asked Mr. Diamond if LST Review Comment #5 could be eliminated, which was "For the proposed Drainage Easement, provide (1) mutually acceptable easement language, and (2) a respective legal description."

Mr. Diamond said he thinks so, unless he is missing something that pops up on the plan, for example, if there is poor draining into or across a property, then we need an easement. But if it is just somebody's BMP for within the property, we wouldn't need that then.

Mr. Knopp asked Mr. Fabian for any comments/questions.

Mr. Fabian stated that he has some general clean-up stormwater items on the basin itself. One of their comments was on how they are receiving some of the lot drainage on the adjoining lot's stormsewer system. May need to create a new upslope diversion to that or some resizing to that potentially.

Mr. Knopp asked Ms. Korber for any comments/questions.

Ms. Korber said that, for the record, the County does echo the concern about the access easement. She also added that Laurel Run is part of the Township's Pollution Reduction Plan, in case that has any bearings on the discussion at all.

Mr. Diamond said that if we need an easement, that is fine, but if not, we shouldn't be demanding property rights from people.

Ms. Korber said with Laurel Run being mentioned in the Pollution Reduction Plan, sometimes there are stated actions to go with it. She wasn't sure if this was applicable in this case.

[More discussion ensued on the stream between Mr. Diamond, Mr. Fabian, and Mr. Surgeoner.]

Mr. Young said he understands Mr. Surgeoner would like this tabled tonight; so given the complexity of the issues that need to be resolved, are they willing to agree to an indefinite extension?

Mr. Surgeoner said yes.

Mr. Snyder informed us that this is a 90-day, and this is their first time, so their clock starts tonight.

Mr. Young stated that given the issues, he is not confident they will be able to be resolved within 90 days.

Mr. Knopp asked if there were any comments from the Public. There were none.

Mr. Knopp asked what the PC would like to do with this plan tonight.

- Mr. Crawford made a motion to table.
- Mr. Messick seconded the motion.
- All were in favor.

Plan was tabled.

OTHER BUSINESS:

a. Ordinance Changes – Don Fure informed the Planning Commission members that at the next meeting, he will be bringing some Ordinance Changes to the PC for review.

b. The next Planning Commission meeting will be held on Thursday, March 27, 2025, at 7:00 P.M.

PUBLIC COMMENT:

Mr. Knopp asked for any further Public Comment at this time; there were no further comments/questions from the public at this time.

GOOD & WELFARE

ADJOURN:

A motion was made by Mr. Crawford and seconded by Mr. Messick to adjourn the meeting. All were in favor.

Meeting adjourned at 8:13 P.M.

Respectfully Submitted,

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Donald A. Fure, Director of Codes/Planning & Zoning