

HOPEWELL TOWNSHIP
PLANNING COMMISSION
MINUTES FOR October 16, 2018
MUNICIPAL BUILDING
7:00 PM

Ann Yost called the October 16, 2018, Planning Commission meeting to order at 7:04 p.m. In attendance were Larry Knott, Tom Malkie, Butch Hensel, Ann Yost, Zoning Officer Keith Hunnings and Manager, Kristy Smallwood.

Approval of Minutes:

Larry Knott motioned to approve the August 21, 2018, Planning Commission minutes. Butch Hensel seconded the motion. Motion carried.

MARSTELLER: John Marsteller was present to present a sketch plan on Morrison Farm off Hess Road. He is seeking approval to sell off house with 2 acres or 12 acres with woods. Keith Hunnings does not see anything wrong with either option. As long as all ordinances are met, which it looks like they are then Planning Commission said it's ultimately up to Mr. Marsteller.

Mr. Marsteller also discussed a building lot on a property. If headed north on 24 the property is on the left. Keith's suggestion is 1.3 acres. Planning Commission saw no issues with it. No building rights on Morrison Farm. But Mr. Marsteller will transfer rights from an adjoining property.

16-05 DEER CREEK PARTNERS: Approval sought to sign DEP Planning Module. Keith provided some background on this matter as follows: They submitted a planning module which DEP rejected a year or so ago. New module required nitrate testing where they got samples of the well water and test for nitrates. The amount of nitrates told how large of a lot they had to provide. Nitrate levels to high. 3.59 acre lot is what was required. Lot to the north was approximately 20 acres and the lot to the south was well over that, approximately 30 or 40 acres. The issue was with the one 2 acre lot that was proposed. Have to provide a ground water recharge easement on the "add on" lot that will get attached to Weigandt's lot. Once the easement is granted Weigandt cannot build on lot, it must stay vegetative. As it is revised on the DEP Planning Module it should meet with what DEP requires. Groundwater Recharge Easement. Nothing can be built on it. Ann Yost made a motion for Manager Kristy Smallwood to sign the DEP Planning Module. Tom Malkie seconded the motion. Motion carried.

Public Comment:

None

Adjournment:

Ann Yost motioned to adjourn at 7:25 pm Tom Malkie seconded the motion. Motion carried.

Kristy Smallwood, Secretary



Cori A. Spisak, Recording Secretary