

PENN TOWNSHIP
PLANNING BOARD MEETING
MINUTES

Date: December 6th, 2022

Two items on agenda:

1. Request by Trent Vaughn to review application for Conditional Use Permit for Property on Donnell Lake Street, to operate boat storage.
2. Initial review of request by MEC to change zoning for property on Decatur Roade, from residential to industrial zoning.

Planning Board Members present:

Roger Leach

Konrad Allison

Barb Olafsson

Carl Sparks

Secretary: Oli Olafsson

Petitioners and community members signed in:

Trent Vaughn

Matthew Vaughn

Dave Allen MEC

Lexi Molen

Jim Bogue

Arell Chapman MEC

Mike Guidone

Crystal Welsh Abonmarche

Tony McGhee Abonmarche

Marty Heirty COA

Bill Schuld

Nancy Bud

Jos flere (sp?)

Roger called meeting to order at 6:01 pm

Roger explained purpose of today's hearing.

The Board received a letter from a concerned neighbor, Mr. Gatlin, who vehemently opposed any rezoning of MEC property on today's agenda.

Introduces Mr. Vaughn to discuss his petition.

Mr. Vaughn explains his business and request for Conditional Use Permit.

Roger explains the business site, history and current use.

No comments are given my Board members.

6:12 Public comments are encouraged. Public has no comment on use nor questions. A neighbor from across the street lends support.

6:14 Roger moves to support request. Carl seconded. All members vote in support of granting Conditional Use Permit.

Leach: Yes, Allison: Yes, Olafsson: yes, Sparks: yes.

6:18 Roger introduces second topic on agenda and explains history of request, the property in question and further notes that he is a neighbor to the property.

6:25 Ms. Welsh from Abonmarche, on behalf of MEC, presents documents, drawings and launches an introduction and point for point presentation following a Phase II Future Development Document, prepared by Abonmarche in support of MEC's petition for re-zoning of property.

6:55 Roger opens up discussion to board members and general public. Board member Allison expresses interest in the physical limitation and aesthetic of the property. Leach has concerns about inadequate border screening.

8:05 Mr. Allen indicates willingness to enhance property boundary screening. Also reiterates that there are no current plans for the property. Mr. Chapman adds that the aesthetic of the property is important to MEC as well, and of tantamount importance to preserve the character of the community physically and socially.

Mr. Bogue, the immediate neighbor to the property, expressed a variety of concerns including noise and pollution potential of any business located therein. He also expressed that in the event that the property is rezoned, he would want a large greenbelt between his property and any development on the parcel in question. Mr. Schuld spoke up in strong opposition to granting the rezoning. Citing the character of the community and the need to preserve property from development as much as possible.

Allison expressed additional concerns about potential development impact on both the immediate neighbors and the community.

An open discussion was had about the need to explore this request further and Olafsson proposed additional work sessions to ascertain details of the petition and give Board opportunity to determine the impact and needs of the community vis a vis the petition; and to protect the interest of the Township in general.

It was tentatively agreed upon that an initial work session would be scheduled for the end of January.

8:45 Meeting was adjourned.

