

# CHESTER TOWNSHIP PLANNING COMMISSION MINUTES

July 28, 2014

Chairman Denhof called the meeting to order at 7:00 p.m. Other members present: Susan Balcom, Dale Fedewa, Troy Goodno & Norm VanDyke. Helen Dietrich and Martha Fuhst were absent.

## **Agenda Approval-**

Motion by Balcom to approve the agenda as amended. Second-VanDyke, motion carries.

## **Public Comment-**

None

## **Approval of Minutes-**

Motion by VanDyke to adopt the minutes of 6/23/2014 as presented. Second-Fedewa, motion carries.

## **Public Hearings-**

Beuschel Special Use-The application to remove approximately 2 acres from a 79 acre parcel was reviewed.

Chairman Denhof opened the hearing to comments regarding the request. No comments were received and Balcom moved that the public hearing be closed. Second-Fedewa, motion carries. The general and special standards for this special use were reviewed and found to have been met. The property is currently enrolled in the PA116 program and a release will be needed before the land division can be completed. Motion by VanDyke to approve application as presented. Second-Goodno, motion carries.

## **New Business-**

None

## **Old Business-**

Helena Chemical Review-Helena Chemical, located at 349 Wilson, presented a site plan showing a proposed new building along with an additional driveway. It was explained that the new building will be used for storage and will not be used for additional mixing of chemicals. This does not represent a significant expansion of the operation, so there is not an expectation of increased customer traffic, and only 1 additional employee may be needed. The new drive will allow for better traffic flow. It was noted that since being built in 2003, there have been no complaints or concerns brought to the Township about the operation. Because this amendment to the existing special use does not seem to increase any potential nuisance, or present any compromise to the health and safety of residents, Balcom moved to allow administrative approval of the new site plan and waive the public hearing requirement. Second-Goodno, motion carries.

Special Use Standards-amendments to Section 902C and 1901D were drafted and reviewed. Some additional changes were discussed and another draft will be presented next month.

## **Adjournment-**

Meeting adjourned at 8:15 p.m.

Janice Redding

Chester Township Clerk

*(Any document referenced in these minutes is on file in the Clerk's office)*