

Alsace Township Planning Commission Meeting

September 1, 2022

The Alsace Township Planning Commission meeting was called to order at 7:01p.m. on Thursday September 1, 2022 by Zack Moore, Chairman. Members in attendance were Charlie Keller, Brian Weidner, and Marybeth Butchko, along with Mike Reinert, Township Engineer.

Approval of minutes: Motion made by B. Weidner, seconded by C. Keller, to approve the meeting minutes for July 7, 2022. All in favor, motion approved.

Subdivisions:

Rowe Tract Project Sketch Plan Review- Frank Janicek, Chuck Frantz, and Kelsey Frankowski, Esq., represented this proposal. Rowe representatives outlined the benefits of the development and projected the number of students living in the units to be .08 students/apartment, or approximately fifteen students. The committee and Rowe reps discussed issues raised in the BCPC and Technicon review letters. Areas requiring zoning relief and/or plan changes include steep slopes, impervious cover, the entrance road grade, and the number of parking spaces currently required by the township. Rowe reps stated there is an existing but inactive gas line on the property with an easement. Plans will be shifting to avoid the gas line. The project is within the C-1 zoning district. The applicants will move forward with recommendations. No action was required.

Zoning Ordinance Amendment Proposal:

M. Reinert presented a Memorandum, dated 8/22/2022, addressing the twelve comments BCPC offered in their 8/8/2022 letter to the township's most recent zoning ordinance amendment proposal. A motion was made by C. Keller, seconded by B. Weidner, to amend the zoning ordinance proposal to incorporate BCPC comments as revised by M. Reinert. All in favor, motion approved.

With no further business, M. Butchko made a motion to adjourn at 7:37p.m., seconded by C. Keller. The motion was approved.

Marybeth Butchko, PC Secretary

