

## FOX TOWNSHIP PLANNING COMMISSION MEETING MINUTES

**October 21, 2020**

**MEMBERS PRESENT:** Russ Braun, Larry Johnson, Rachel Wolfe

**MEMBERS MISSING:** Debbie Straub, Sis Klaiber, Jerry Olson, Gerald Huff

**OTHERS PRESENT:** Gary Thorp of Curry & Assoc. Surveying and Blaine Fisher

Russ Braun, Chairman Called the meeting to order, followed by the Pledge to the Flag.

**Because of a lack of a quorum, Official Business was not conducted.**

Only items requiring action were discussed. The other items were for informational purposes.

Three subdivisions were submitted for review.

- Arthur (Bill) Werner is subdividing two non-building parcels from his property located along Monica Lane. Lot 1 (7.786-acres) will be conveyed as a side lot addition to Justin McDermott. Lot 2 (8.878-acres) will be conveyed as a side lot addition to Blane Fisher.

Although each of these lots have been tested and approved for on-lot septic systems, Non-Building Waivers have been submitted and approved because no new development is anticipated at this time. Sewage Planning IS NOT approved for these two (2) lots.

Members questioned the location of a 50-foot right-of-way from Irishtown Road to the proposed lots. Surveyor Thorp indicated that the developer (Werner) has an existing 10-foot right-of way from the Irishtown Road that dates back to the 1930's. In addition, Blaine Fisher also has a 50-foot right-of way along the same course as the Werner 10-foot ROW that was incorporated in a previous Wilhelm subdivision. By mutual agreement, Blaine Fisher approved the sharing of this 50-foot ROW with Werner for ingress & egress to the other Werner properties.

It was noted that an elevated sandmound, belonging to Randy Zimmerman, is situated within the 50-foot shared Fisher ROW, but outside of the Werner 10-foot ROW. Surveyor Thorp indicated that the sandmound was constructed after the Fisher 50-ROW was established. Thorp also indicated that the sandmound was not erected at the previously approved location of the original soil/perc. test location, as indicated on the Wilhelm Subdivision.

After much discussion, it was noted that the 50-foot ROW would still provide ample space to construct a ~20-foot road and utility placement without disturbing the sandmound. Because of its apparent improper encroachment into the ROW, it was noted that the sandmound would need to be relocated should the need arise by either Werner or Fisher.

All members present approved of the subdivision as seen, and agreed to forward to the Supervisors for approval. Official approval by the Planning Commission will be conducted at the next meeting.

- Melvin & Carol Dinsmore are subdividing a 27.434-acre parcel from their property located off of Squab Hollow Road that will be conveyed to Beimel Transportation as a side lot addition to their existing property. Non-Building Waivers have been submitted because no new development is anticipated at this time.

All members present approved of the subdivision as seen, and agreed to forward to the Supervisors for approval. Official approval by the Planning Commission will be conducted at the next meeting.

- June Glass is subdividing a 0.133-acre parcel from her property located along the Million Dollar Highway to be conveyed to Donald & Maryann McCluskey as a side-lot addition. All members present approved of the subdivision as seen, and agreed to forward to the Supervisors for approval. Official approval by the Planning Commission will be conducted at the next meeting.

**ADJOURNMENT** – As there was no further business to be discussed, the meeting adjourned at 6:45 p.m., moved by Larry Johnson, seconded by Rachel Wolfe.

**NEXT MEETING DATE: November 18, 2020 @ 6:00 P.M.**

Meeting minutes compiled by R. Braun