

7:30 P.M.

March 7

23

The Special Public Meeting, was held in the Town Hall meeting room with Frank Ruehr, Jr. (Frank R.), and Ronald Kotkowski (Ron K.). The Trustees from here on out will be addressed as the BOT (Board of Trustees), and Fiscal Officer, Jill Corbett present. Chairman Frank Ruehr, Jr. called the meeting to order. The Pledge of Allegiance was led by Greg Benner.

Others present – Dean Engelhart, Lloyd Harper, Jr., Cheryl Bascombe, Trevor Bascombe, Bonnie Ristau, Raymond Bistau, Gregg Benner, and Ryan Lind.

Chairman, Frank Ruehr, Jr. started the meeting with a set of minutes to be approved.

Ron K. made a motion to dispense with the reading of the March 7, 2023 Regular Meeting Minutes , and to approve as written. Frank R. seconded the motion. Roll call was taken: Frank Ruehr, Jr., Yes, and Ronald Kotkowski, Yes.

Chairman, Frank Ruehr, Jr. explained the purpose of the meeting was to discussed changes in the language in Article VI of the Shalersville Township Zoning Resolution.

Ron K. explained that the changes have already been approved by the BOT at the February 7, 2023 Special Public Meeting. This meeting was to approve a few areas in the Resolutions the (PUD) Plan Unit Development and (PRD) Plan Residential Development where the language was not changed. These PUD and PRD developments can only be in R-2 Districts. Currently the township does not have any of these districts available for development. Ron read the changes below that the Zoning Board has sent to the BOT for their approval.

Article VI – Conditional Zoning Certificates

**Amendment 1**

**Proposed Change:**

Section 640.3 Minimum Project Area

The area proposed to be developed as a Planned Residential Development shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed PRD boundaries. The gross area of a tract of land a PRD shall be:

- ~~A. A minimum of 25 acres in an A/R-R District.~~
- B. A minimum of 20 acres in an R-~~2~~ District.

Parcels under the minimum acreage requirement may be deemed appropriate based on individual merits as determined by the zoning commission, provided that the proposed development shall meet the setback and restricted open space requirements.

**Section 640.4 Dwelling Types**

The types of dwelling units that may be included as part of a PRD are listed below in Table 6.1, and are noted by the letter "P" for the district in which the PRD is located.

**Table 6.1**

	<del>A/R-R</del>	<del>R-1</del> <u>R-2</u>
A. Standard detached Single-family on Lot	P	P
B. Clustered Detached Single-Family	P	P

**The proposed change is consistent with removing AR/R and R-1 zoning districts from the PRD overlay zoning.**

**Amendment 2**

Section 640.5(C) Density and Open Space Requirements

**Proposed Change:**

- A. Minimum Open Space. A portion of the total project area shall be devoted to open space in compliance with the minimum requirement set forth below in Schedule xx for the district in which the PRD is located.

**Table 6.2**

	<del>A/R-R, L-R</del>	<del>R-1</del> <u>R-2</u>
Minimum Open Space	<b>35%</b>	<b>35%</b>

**Removing AR/R, L/R, and R-1 district adding R-2.**

**Amendment 3**  
Section 640.6 – Table 6.3 Minimum Standards

**Proposed Change:**

**Table 6.3 Minimum Standards**

	<del>A/R-R, L-R</del>	<del>R-1 R-2</del>
1. Setbacks from existing streets, including highways	<del>70 ft.</del>	70 ft.
2. Setback from Project Boundary	<del>50 ft.</del>	50 ft.
3. Setback from interior street a) Public Right-of-Way b) Private Right-of-Way	<del>20 ft.</del> <del>20 ft.</del>	20 ft. 20 ft.
4. Distance between Buildings a) Main Wall to Main Wall b) Main Wall to end wall c) End Wall to End Wall	<del>80 Ft.</del> <del>50 ft.</del> <del>25 ft.</del>	80 ft. 50 ft. 25 ft.

**The proposed change is consistent with removing A/R-R and R-1 zoning districts from the PRD overlay zoning. Also adding R-2**

**Amendment 4**  
Section 640.7 Open Space Requirement tables 6.4 and 6.5

**Proposed Change:**

5. An open space buffer zone shall be created along the frontage of existing roads and abutting parcels:  
a. Open space buffers along existing roads.

An open space buffer shall be preserved on existing roads fronting or abutting the parcel to be developed. The open space buffer depth shall be in accordance with the specifications of Schedule 6.4.

Table 6.4

	<del>A/R-R, L-R</del>	<del>R-1 R-2</del>
1. Minimum Open Space buffers along and existing road right-of-way	<del>60 ft.</del>	60 ft.

- b. Open space buffers along the perimeter of abutting neighboring parcels. An open space buffer shall be designed on the perimeter of the project having no frontage on an existing road. The minimum buffer width shall be in accordance with Schedule 6.5 for the corresponding zoning district.

Table 6.5

	<del>A/R-R, L-R</del>	<del>R-1 R-2</del>
1. Open Space buffers along the perimeter of abutting neighboring parcels	<del>60 ft.</del>	60 ft.

- c. Individual buildings shall not infringe into either of the frontage or perimeter open space buffer areas.

**The proposed change is consistent with removing A/R-R and R-1 zoning districts from the PRD overlay zoning. Also adding R-2**

New language is **italic bold underline**, removed language is ~~struck through~~.

Ron K. also made note that the Zoning Board, and the BOT have no intentions of making any changes to the current Zoning Districts.

Frank Ruehr, Jr. made a motion to accept Amendment 1 as written. Ronald Kotkowski seconded the motion. The roll call was as follows: Frank Ruehr, Jr., Yes, and Ronald Kotkowski.

No further business, Chairperson, Frank Ruehr, Jr. directed the meeting to be adjourn at 7:40 p.m.

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Frank Ruehr, Jr, Chairperson

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Jill Corbett, Fiscal Officer