

**JACKSON TOWNSHIP
BOARD OF SUPERVISORS
VOTING MEETING MINUTES**

July 20, 2023

The July 20, 2023, voting meeting of the Jackson Township Board of Supervisors was called to order by Chairman Grinnell at 7:00 PM. In attendance were Chairman Jay Grinnell and Township Manager Chris Rearick.

PUBLIC PARTICIPATION:

No public comment.

PUBLIC HEARINGS:

1. A public hearing concerning an application filed for a conditional use and preliminary land development submitted by 234 Harmony, L.P. for a Planned Shopping Center, Jackson Village, consisting of two retail stores, a convenient store with gas pumps, five restaurants, a bank and related appurtenances, in accordance with §27-1433 of the Jackson Township Zoning Ordinance, located along SR 19 at the intersection of Little Creek Road on tax parcels 180-4F100-13, 180-4F100-13A, 180-4F100-13AA, 180-4F100-13AAA, and 180-4F100-13B, in the MU-Mixed Use zoning district.

Public input

David McAfee of 120 Evans Road, wanted to know about stormwater runoff. Township Manager Chris Rearick stated that any spillage would go to Scholars Run.

On a motion by Osterwise seconded by Grinnell, the public hearing closed at 7:07 PM.

2. A public hearing concerning a conditional use and preliminary/final land development application submitted by Trevor Cooper for a Planned Shopping Center, to construct a building at tax parcel 180-4F125-2A that will be integrated with the existing retail center, tax parcels 180-4F125-2 and 180-4F125-2A1 in accordance with Section 27-1433 of the Jackson Township Zoning Ordinance, at 114, 116, and 120 Perry Highway, property zoned MU, Mixed Use.

Public input

David McAfee of 120 Evans Road, asked if former Pizza Hut was part of Cooper's plan. Township Manager Chris Rearick stated it was not and that it is for sale and will eventually be bought, demoed and redeveloped.

On a motion by Osterwise seconded by Grinnell, the public hearing closed at 7:13 PM.

3. A public hearing concerning the approval of a zoning map amendment at tax parcels 180-4F123-3D, 180-4F123-3DA and 180-4F104-1B in accordance with Part 23, Amendments of the Jackson Township Zoning Ordinance, to rezone from CC, Commercial Corridor to R, Residential.

Public input

David McAfee of 120 Evans Road, asked about allowable density and Township Manager Chris Rearick responded that it would be like Seneca Trails development.

On a motion by Osterwise seconded by Grinnell, the public hearing closed at 7:17 PM.

APPROVAL OF MINUTES:

1. On a motion by Osterwise seconded by Grinnell, to approve the minutes for the June 12, 2023, workshop-voting meeting and the June 15, 2023 voting meeting, the motion passed unanimously.

APPROVAL OF THE FINANCIAL REPORTS:

1. On a motion by Osterwise seconded by Grinnell, to approve June 2023 Financial Reports and July 2023 Accounts Payable, the motion passed unanimously.

NEW BUSINESS:

1. On a motion by Osterwise seconded by Grinnell, to approve a zoning map amendment at tax parcels 180-4F123-3D, 180-4F123-3DA and 180-4F104-1B in accordance with Part 23, Amendments of the Jackson Township Zoning Ordinance, to rezone from CC, Commercial Corridor to R, Residential, the motion passed unanimously.
2. On a motion by Osterwise seconded by Grinnell, to approve an application filed for a conditional use and preliminary land development submitted by 234 Harmony, L.P. for a Planned Shopping Center, Jackson Village, consisting of two retail stores, a convenient store with gas pumps, five restaurants, a bank and related appurtenances, in accordance with §27-1433 of the Jackson Township Zoning Ordinance, located along SR 19 at the intersection of Little Creek Road on tax parcels 180-4F100-13, 180-4F100-13A, 180-4F100-13AA, 180-4F100-13AAA, and 180-4F100-13B, in the MU-Mixed Use zoning district, subject to the conditions outlined in the staff memo dated July 11, 2023, the motion passed unanimously.
3. On a motion by Osterwise seconded by Grinnell, to approve a conditional use and preliminary/final land development for an application submitted by Trevor Cooper for a Planned Shopping Center, to construct a building at tax parcel 180-4F125-2A that will be integrated with the existing retail center, tax parcels 180-4F125-2 and 180-4F125-2A1, in accordance with Section 27-1433 of the Jackson Township Zoning Ordinance, at 114, 116, and 120 Perry Highway, property zoned MU, Mixed Use, subject to the staff memo dated July 10, 2023, the motion passed unanimously.
4. On a motion by Osterwise seconded by Grinnell, to approve a preliminary/final land development application filed by Harmony Castings LLC, to construct a 5,500sf addition to the existing building, at 251 Perry Highway, tax parcel number 180-4F100-12BA, in the MU-Mixed Use zoning district, subject to the staff memo dated July 13, 2023, the motion passed unanimously.
5. On a motion by Osterwise seconded by Grinnell, to adopt Ordinance No. 23-02 assessing the cost of the Tara/Whitney Drives improvement project against abutting property owners of the improvements, establishing a formula to calculate the amount of assessment and providing for payment of the assessment by installment, the motion passed unanimously.
6. On a motion by Osterwise seconded by Grinnell, to approve Resolution 23-11, a resolution to update the Township Fee Schedule, the motion passed unanimously.
7. On a motion by Osterwise seconded by Grinnell, to approve Resolution 23-12, a resolution for Western Butler County Authority Route 19 South Service Area Project Sewage Facilities Planning Module, to add the service area to the Official Sewage Facilities Plan, the motion passed unanimously.

SUPERVISORS and STAFF ROUNDTABLE

ADJOURNMENT:

There being no other business before the Board, on a motion by Osterwise seconded by Grinnell, the meeting was adjourned at 7:20 PM.



Jay Grinnell, Chairman

