

**The Township of Greenwich
Planning Commission Meeting
Monday, March 19, 2018**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Kerry Berger, Tim Radway. Professionals present: Solicitors, Alex Elliker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission, and that the meeting is being recorded.

APPROVAL OF THE MINUTES:

1. Motion was made by TR and seconded by KB to approve the Minutes of the February 19, 2018 Planning Commission Meeting. Motion carried 4-0.

PLANS TO REVIEW:

1. Harmike Investments, Conditional Use Application for a Convenience Store with Fueling Facility. Attorney for Harmike Investments presented the application explaining how each of the requirements, as outlined in the Township Zoning, Section 1004.E General Standards, has been met. They will not be requesting any variances. Motion made by TR to recommend approval of the CUA to the Board of Supervisors, seconded by MS. Motion carried 4-0.
2. David Laudadio, Conditional Use Application for a Country Club. The Applicant is requesting conditional use approval to operate a brewers club on the property as a country club. The Applicant intends to have multiple uses on the subject property including: his primary residence and farm, a country club for brewing beer and growing grains and hops, and a banquet hall for weddings and special occasion events. The Planning Commission had concerns with the request for multiple uses on the same property. The Planning Commission also had concerns that the Applicant's proposed brewers club is considered a membership club under the Zoning Ordinance, not a country club. The Planning Commission Members agreed that the request needs to go in front of the Zoning Hearing Board to request either a special exception or variance. Motion made by KB to recommend to the Board of Supervisors that Laudadio file a Zoning Application for Special Exception; there was no second, Motion failed. Motion made by TR to recommend that the Board of Supervisors that Laudadio file a Zoning Application for variance; there was no second, Motion failed. Motion made by OK to give no recommendation to the Board of Supervisors and have them make a determination at the April 2, 2018 Conditional Use Hearing. Seconded by TR. Kerry Berger abstained. Motion carried 3-0.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT:

1. Crossroad LDP #1 – In litigation.

CORRESPONDENCE: Alex Elliker informed the Board that there was a new plan submitted by Crossroad X for a warehouse on Krumsville Rd.

HEARING OF THE VISITORS:

1. Dodie Sable. Discussion and explanation on her request for information from the January 2, 2018 BOS meeting with regard to five items.
 - a. Three items remain open
 - i. Request that the Board make a determination on whether or not to adopt the UCC Fire Code Appendix D.
 - ii. Information on where to find the Zoning Special Exceptions in the Zoning Ordinance.
 - iii. Volunteering to help in any way with updating the Township Zoning Ordinance.

ADJOURNMENT: Motion made by KB and seconded by MS to adjourn the meeting at 9:00 p.m.
Motion carried. (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer