

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
April 17, 2025
6:00 PM

A meeting of the Jackson Township Planning Commission was held on April 17, 2025. Chairman, Jeffrey Thomas, called the meeting to order at 6:00 PM.

Members present: Jeffrey Thomas, Sherri Hower, Mark Werkeiser, and Keith Schneck. Sal Caiazzo, Township Engineer, and Renee Miller, recording secretary, were present. Brent Klaus was unable to attend.

The Pledge of Allegiance was recited.

Public Comment on Agenda Items:

John Krokowski: Mr. Krokowski's property borders the parcel where the proposed Solar Array project is to be constructed. Expressed concerns of stormwater runoff, disturbance of wildlife, lack of communication, recent logging/timber harvesting occurrence, noise disturbance, and road maintenance.

Dean Reynosa Esq., council for developer, Fall Spring Creek LLC, stated there has been multiple meetings in which they have been in attendance to. Mr. Reynosa added there will be a conditional use hearing scheduled in the near future, of which is open to the public.

Township Engineer, Sal Caiazzo, explained the land development submission and review process.

Minutes of March 20, 2025

Mark Werkeiser made a motion to approve the minutes of March 20, 2025. Seconded by Keith Schneck. All voted aye. Motion carried.

Old Business:

229 Possinger Drive - Edgemont Terrace LLC – Lot Consolidation/Land Development

Sherri Hower made a motion to table. Motion seconded by Mark Werkeiser. All voted aye. Motion carried.

Modern Gas Sales, Inc. – Jude Colwell, P.E. – Land Development Amendment

Revised plans received on April 8, 2025 from Jude Colwell, P.E. were discussed. Additional trees have been planted. Plans will indicate "School bus fueling will no longer be permitted".

Sherri Hower made a motion to recommend a conditional approval of the submitted land development amendment plans subject to Sal Caiazzo's review letter dated April 18, 2024, note #9

on title page (as referenced) to reflect “Any and all vehicle fueling will not be permitted at this location”, and all reviews fee paid. Motion seconded by Keith Schneck. All voted aye. Motion carried.

2100 Route 715 – R.A.T.T. Rentals, LLC – Land Development/Lot Consolidation Plan

Mark Werkeiser made a motion to table. Motion seconded by Keith Schneck. All voted aye. Motion carried.

Conditional Use Application – Mountain Road – Piccone – Solar Array

Attorney, Dean Reynosa, Colliers Engineer, Richard Roseberry, and Bluewave Solar representative, Andrew DeSantis were present to discuss the conditional use application and submitted plans for a proposed solar array. The proposed solar array project is to be constructed on 9 acres, fenced in, with 5,900 panels. A previous section of 700 panels has been removed from the original submission.

Items of discussion, but not limited to were:

- Recent and significant amount of timber harvesting, which had taken place prior to the submission of the plans and conditional use application
- Existing 75’ property line buffer – sufficient vs insufficient
- Private road – paved vs stone, responsibility of maintenance and snow removal
- Panels to be fixed tilt
- Wiring to be largely, in part, underground
- Not aware the panels will cause any interference with radio, cell tower, etc., signals
- Noise level is a concern – tests ran state levels are within ordinance requirements
- Distance is to be 150’ from property line
- Site visit will be scheduled for the Planning Commission members, Fire Chief, Zoning Department and Township Engineer to attend with the engineers of Bluewave Solar prior to the next Planning Commission meeting scheduled in May.

Sherri Hower made a motion to table. Motion seconded by Keith Schneck. All voted aye. Motion carried.

International Sports Training Camp – 1100 Twin Lakes Road

Keith Schneck made a motion to table the plans. Seconded by Sherri Hower. All voted aye. Motion carried.

New Business: None

Correspondence: None

Comments: None

Adjourn: Motion to adjourn by Mark Werkeiser, seconded by Sherri Hower. Meeting adjourned at 7:10 PM.

Respectfully submitted,

Renee Miller
Recording Secretary