
Members Present:	Members Absent:	Others Present:
Ryan Jaromin		Matt Ray
Mark Darrall		Erin Hurley
Nanci Perry		Maura Hoff
Jerry Hoffman		
Tom Chiudioni		
Dan Flanagan		
Jason Gasaway		

The meeting was called to order at 5:00 pm by President Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Mark Darrall, Nanci Perry, Jerry Hoffman, Tom Chiudioni, Dan Flanagan and Jason Gasaway.

The minutes from the March 2, 2022 meeting were distributed. Mark Darrall moved to approve the minutes. Dan Flanagan seconded the motion. All members present voted Aye.

Old Business:

Establish Farming Zone:

Attorney Maura Hoff distributed proposed ordinances to establish one set of zoning standards for the entire Township. The goal is to maintain the status quo from Delaware County and to get the ordinances ready for a public hearing and vote at the next Planning Commission meeting.

Discussion and questions were entertained. Mark Darrall asked for a definition of “Private Outdoor Camp” and possible locations. Nanci Perry asked for more detail on the BZA standards for Special Exception Uses. Jason Gasaway discussed viticulture and whether a tasting room would be permitted. Also discussed were whether hemp farming was considered horticulture and whether solar farming was considered “Farming” or if there should be a different zoning classification for green energy. Also discussed was whether using the Delaware County standards for setbacks are sufficient, the surety amounts for manure storage closures, and using different number of livestock limits depending on whether an operation is deemed AFO/CFO/CAFO. Also, Agritourism should be included in special exception uses.

The development standards, maps, charts, and “Exhibit A” still need to be updated and included before the public hearing can be conducted. The maps are important for the public to view. Also, any difference between Delaware County’s ordinance and Yorktown’s ordinance should be shown in a different text color. President Ryan Jaromin added that there is no need to rush this process and it is more important to get it right.

Ms. Hoff stated that the Bison project is held up because the township zoning is not complete.

New Business:

There was no new business.

Public Comment:

Daniel Hiatt, President of the Farm Bureau, was present and shared the process Delaware County went through on farming zoning restrictions and the need to protect agriculture against encroachment.

Planning Commission Comments:

Dan Flanagan stated he thought it would be appropriate to advertise the public hearing for next month's meeting.

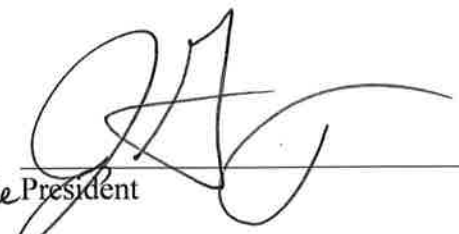
Mark Darrall stated that it is important to have the ordinance, but using Delaware County standards makes sense.

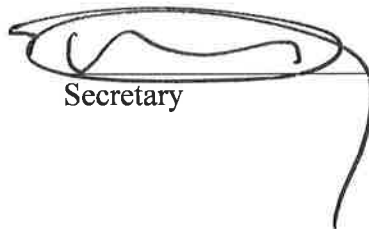
Ryan Jaromin said he would like to get public input at the next meeting, and then address changes and input from the public before the final version is voted on.

Mark Darrall made a motion to move forward with the public hearing at next month's meeting. Dan Flanagan seconded the motion. All members voted Aye.

The next regularly scheduled Planning Commission meeting will be Wednesday, May 4, 2022.

The meeting adjourned at 6:00 pm.


Vice President


Secretary