

**Elk Township Combined Planning and Zoning Board
Regular Business Meeting**

February 19, 2025

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:00pm.

Roll Call:

Present: Mr. Goetsch, Mr. Hughes, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mr. Richardson, Mr. Smith, Mr. Wolf, Mr. Peterson (alt. 1), Chairman Afflerbach

Absent: Mr. Swanson (alt. 2)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairman Afflerbach led the flag salute.

Concept Plan Review: None

Approval of Minutes: January 15, 2025

Mr. Lucas moved to approve the minutes of January 15, 2025

Seconded by Mr. Wolf

Mrs. Nicholson abstained from this vote.

With all other members in favor, *the motion was carried.*

General Business:

Old Business: None

New Business:

- 1) Jai & Jas Real Estate, LLC Block 44 Lot 6, 1092 Elk Rd
Preliminary Major Site Plan – Phase 1
C2 Highway Commercial Zoning District
Application No. SP-24-01 Completeness Only

Board Engineer, Steve Bach, referred to the Planner and Engineer's Letter dated February 12, 2025.

- **#30** requires a Phase I Environmental Assessment report conforming to current ASTM standards in accordance with §62A.
This document was provided.
- **#33** requires Statement and demonstration of compliance with affordable housing requirements as applicable including §70-4.
Waiver recommended for Completeness Only.
- **#41** requires Location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board.
Waiver recommended for Completeness Only.
- **#49** requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances.
Waiver recommended for Completeness Only.
- **#53** requires any structures of historic significance on or within two hundred (200) feet of the tract, and a statement of the impact of the development on the historic structure.
Our office has not objection to the requested waiver.
- **#77** requires the size, type, copy and location of all proposed signs.
This document was provided.

- #78 requires where there is potential future development of adjacent parcels or undeveloped portions of the subject lot, locations of future pedestrian and vehicular connections.

This document was provided.

Mr. Lucas moved to grant Completeness to Jai & Jas Real Estate, LLC

Seconded by Mr. Hughes

Roll Call Vote					Roll Call				
Vote	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	X				Smith	X			
Hughes	X				Wolf	X			
Lucas	X				Peterson (Alt. 1)	X			
McKeever	X				Swanson (Alt. 2)				X
Nicholson	X				Afflerbach (Chair)	X			
Richardson	X								

For: 10

Against: 0

Abstain: 0

10-0-0

Mrs. Nicholson moved to enter the General Public Portion of the Meeting, seconded by Mr. Richardson

With all members in favor, ***the motion was carried.***

Mr. Goetsch moved to close the General Public Portion of the Meeting, seconded by Mr. Hughes.

With all members in favor, ***the motion was carried.***

Correspondence: None

Executive Session (Attorney – Client Privilege):

Mr. Lucas moved to Enter into Executive Session & to Adjourn coming out of Executive Session, seconded by Mr. Richardson.

Mr. Goetsch moved to come out of Executive Session, seconded by Mr. Wolf.

Adjournment time: *8:14 pm*

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held February 19, 2025 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary