

## Springvale Township Planning Committee

### Regular Meeting Minutes for February 22, 2021

The meeting was held over zoom

Members present: Becky Fettig, James Scott, Stan Royalty, William Shorter. Absent: Joseph Schodde

- I. Call to order: Chairman Scott brought the meeting to order at 7:30.
- II. Minutes:
- III. Public Comment & Visitors: The meeting was attended by 27 members of the public including the applicant.
- IV. Reports:

- V. Old Business: Case #PPUDF20-07: A request by John Plichta for a Planned Unit Development amendment for 8450 Channel Rd. Section 21 Springvale Township.

The amended request was read by Chairperson Scott. The applicant John Plichta then explained the reasons and need for the amendment. The meeting was opened for the public to give thoughts and recommendations to the Planning Committee. Sixteen members of the public spoke numerous more than once. The applicant was given several opportunities to respond. 9 people (families) in support of the request and 5 people (families) spoke in opposition of the request.

The case was brought back to the Committee after short discussion a motion was presented by Shorter and supported by Royalty. Motion by Shorter: To recommend approval of PPUDF20-07, John R. Plichta for a Planned Unit Development Amendment on property located at 8450 Channel Road, Section 21, Springvale Township, tax parcel 24-14-17-21-400-006 as proposed in the Draft Planned Unit Development Agreement Amended dated Received Dec. 30 2020, with the following changes to the Planned Unit Development Conditions: Item 2. Tasting room shall be open to the public only on Fridays and Saturdays from 1:00 P.M. To 7:00 P.M. And only during the months of July, August, September, and October each year.

Item 3. Four events per calendar year may be permitted with a maximum of 25 attendees. The events shall be by invitation only. Two additional events per calendar year may be permitted with a maximum of 50 attendees, and will be neighborhood or sponsored by Channel Road or Oden Island Residence events. Events may run from 1:00 P.M. To 8:00 P.M. July through December. Events may be held a maximum of one time within any three week period. During these events only beverages produced by the licensed facility may be served or sold on site or on adjoining land owned by John and Nancy Plichta. (non-alcoholic beverages are excluded from this standard)

This motion is based on the facts presented in this case and because the standards of the Zoning Ordinance. Article 17 and including Section 26.51 have been met.

Fettig asked to be allowed to amend the motion this was granted and supported by Shorter. The motion was the same as above with the exception in Item 2. the hours of operation would be from 2:00 P.M. To 6:00 P.M.

The amended motion failed on a vote of 2 to 2, the motion failed.  
The original motion by Shorter was approved on a vote of 3 to 1, the motion carried.

VI. New Business:

VII. Public Comment: There was no Public Comment.

VIII. Adjournment: 9:35 pm.

\_\_\_\_\_ Authorized Signature

\*\* SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary