

April 10, 2025

The East Hopewell Township Planning Commission held their regular meeting at the Municipal Building at 7:30 p.m. Members present were Rob Davis, Sam Georgieff, Scott Garvey, and Jerry McLaughlin. Also attending the meeting was solicitor Mike Craley, Sam Craley, Laura Vasold, Roy Hiller, Dean Miller, Todd Warner, Fran Seitz, John Gray, Terrilynn Mallory, Scott Powell, Lawrence Vasold, and Ed Cockey.

Rob Davis opened the meeting with the Pledge of Allegiance.

Sam Georgieff made a motion to approve the agenda. Scott Garvey seconded the motion, which was unanimously carried.

Jerry McLaughlin made a motion to approve the March 13<sup>th</sup>, 2025 minutes as read. Scott Garvey seconded the motion, which was unanimously carried.

Next, a discussion took place regarding commercial zoning. It was noted that there is property in AG Preserve in the East Hopewell Township Commercial Zone. Concerns were raised about exclusionary zoning and nonconforming uses. A review was requested of where all AG preserve properties are versus what kind of zoning is allowed in those locations to determine if there are exclusion issues. This will be reviewed at the May 8, 2025, Planning Commission Meeting.

In addition, questions were raised about the zoning in the tax assessment records because the zoning does not align with the township zoning areas. It was explained that this is normal.

Next, the development of reasonable zoning requirements to permit small events and agricultural entertainment was discussed. It was decided that the new section in the zoning ordinance would be created as two separate types of uses and renamed "Special Event Venue" and "Agricultural Processing Establishment".

Some concerns were raised that splitting them into two separate types of uses could prohibit the ability to use both types of uses at the same location. However, it was pointed out that there are ways around only allowing one principal use because the current zoning ordinance allows a "principal use" as an "accessory use".

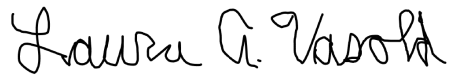
Next, the planning commission members reviewed various sample ordinances from other townships to assist with developing the new ordinances. It was agreed that each member should review the sample ordinances and compile the excerpts they felt were appropriate to add to the new ordinances. This feedback would be provided to the township secretary by May 1, 2025. The township secretary would then consolidate the feedback for review at the May 8<sup>th</sup>, 2025, Planning Commission meeting.

The meeting was then opened for public comment.

Todd Warner informed the Planning Commission that the East Hopewell Township Comprehensive Development Plan had not been updated since December 1975 and should be updated. The solicitor explained that the Comprehensive Plan is an advisory document. A private entity usually updates the plan, which can be costly. It was suggested that combining the comprehensive plan with other townships and seeking out grants could greatly reduce costs.

At 8:00 p.m., Jerry McLaughlin made a motion to adjourn the meeting. Scott Garvey seconded the motion, which was unanimously carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura A. Vasold".

Laura A. Vasold  
Secretary