

JACKSON TOWNSHIP  
BOARD OF SUPERVISORS  
VOTING MEETING MINUTES

March 21, 2024

The March 21, 2024, voting meeting of the Jackson Township Board of Supervisors was called to order by Chairman Jay Grinnell at 7PM. In attendance were Vice Chairman Allan Osterwise, Supervisor Marianne Hall, Planning Director Nikki Colton, Township Solicitor Anthony Cosgrove of Dillon McCandless King Coulter & Graham L.L.P, and Township Manager Chris Rearick.

**HEARING:**

**A hearing concerning a Revised Tentative for Seneca Trails, a Planned Residential Development,** application submitted by Sandy Hill Development, LLC, amending and expanding the plan to construct an additional 63 single-family homes and 148 townhouse units in accordance with §27-1205 of the Jackson Township Code Ordinances, Neighborhood Planned Residential Development, and associated waivers, along Gudekunst Road, tax parcel 180-4F123-2A. The property is zoned PRD-Planned Residential Development and R-Residential.

*Solicitor Anthony Cosgrove opened the hearing.*

*The following individuals spoke:*

- Kala Wickham, 312 Shanleigh Drive
- Rob Rider, 304 Shanleigh Drive
- Garrett Wickham, 312 Shanleigh Drive
- Lisa Warner, 401 Sarjean Way
- Julie Kamnikar, 306 Shanleigh Drive
- Kemper May, 431 Sarjean Way
- Kellie Gazarik, 402 Sarejan Way
- Brad Martin, 201 Runnell Court
- Jeff Gigliotti, 108 Rivulet Place
- Elyse Dee, 440 Sarjean Way
- Jim Bartos, 147 Tollgate School Road/110 Gudekunst Road

Residents expressed the following concerns regarding the proposed plan as well as issues within the existing infrastructure of Seneca Trails:

1. Concerns were raised regarding the condition of Runnel Court and Rivulet Place, private roads within the development. Cracked paving was observed due to turning and traffic generated by construction equipment as well as the possible need for a guiderail in the vicinity of the preceding private drives.
2. Residents cited concerns over disturbance of wildlife and natural areas adjoining the plan, particularly the stream tributary and woodlands between homes fronting Shanleigh Drive and proposed townhouses and stormwater retention pond in Phase 1B.
3. A three-way stop of vehicles approaching Sarjean Way and Shanleigh Drive was requested due to sight distance and vehicles failing to properly yield.
4. Speeding, primarily of construction vehicles, was cited as an issue throughout Seneca Trails.
5. The need for a neighborhood park on the corridor and active play areas was cited, given the number of residents and children living on the corridor.

6. The condition of the limestone trails was cited as a concern with a request that they be constructed similarly to customary rails to trails systems.
7. The width of Gudekunst Road was raised as a safety concern.
8. The change of speed limit from 35 mph to 25 mph was discussed.
9. The safety and condition of pond during the erosion and sedimentation phase was discussed.

The Township staff, Solicitor, Board, and Developer discussed the following in response to the preceding comments and issues raised.

1. Flat greenspace areas are located throughout the open space to be maintained as lawns. Staff and developer discussed ensuring that proper trail access to each and illustration of each on subsequent presentations. Additionally, the developer consented to discussions of funding a district to develop a park on designated property on Gudekunst Road.
2. The Township will cooperate with the HOA to place portable speed bumps within Seneca Trails in the spring.
3. The Developer will follow up with condition of, and the Township will inspect, the repair of damage caused to Runnel Ct. and Rivulet Pl.
4. The Township will, as part of the agreed upon scope and funding by the developer, work to widen Gudekunst Road to 20 feet with shoulder backups. The widening will occur over the next few weeks with striping later in the year.
5. The preservation of trees and addition of buffering between Phase 1B and the tributary, where necessary, will be explored and detailed.
6. The Township will explore the creation of an ordinance lowering the Gudekunst speed limit and approving the all-way stop suggested at Sarjean and Shanleigh.
7. The developer consented to the placement of temporary fencing around storm ponds during the erosion and sedimentation phase.

*At 8:00 p.m., on a motion by Grinnell seconded by Osterwise, the hearing was adjourned.*

*The Board of Supervisors took a 15-minute recess.*

#### **PUBLIC PARTICIPATION:**

Ashley Purvis, nonprofit SV Football Association member, discussed the SV Football Association, which currently has 350 sign ups (between players and cheerleaders) and a need for a viable permanent home for practices and games. The regulations for the league now requires a 30-member cap on the teams creating the need for an increase in number of teams and practices. They are currently using the former Evans City School but would like to partner with the Township for a long-term solution for a location.

Wayne Baker, SV Football Association member stated that finding space is a challenge and suggested a committee to build a plan with three or four turf fields as a long-term solution.

#### **APPROVAL OF MINUTES:**

1. On a motion by Osterwise seconded by Hall, to approve the minutes for the February 15, 2024, voting meeting minutes, the motion passed unanimously.

#### **APPROVAL OF THE FINANCIAL REPORTS:**

1. On a motion by Hall seconded by Grinnell, to approve February 2024 Financial Reports and March 2024 Accounts Payable, the motion passed unanimously.

**NEW BUSINESS:**

1. On a motion by Grinnell seconded by Hall, to approve a final land development for Jackson Village Phase 3, Wendys, subject to the conditions outlined in the staff memo dated March 8, 2024, the motion passed unanimously.
2. On a motion by Grinnell seconded by Hall, to approve a final land development for Jackson Village, Phase 5, Taco Bell, subject to the conditions outlined in the staff memo dated March 8, 2024, the motion passed unanimously.
3. On a motion by Grinnell seconded by Hall, to approve a final Planned Residential Development for Creekside Manor, Phase 2, subject to the staff memo dated March 8, 2024, the motion passed unanimously.
4. On a motion by Grinnell seconded by Hall, to approve a revised final subdivision for Seneca Hills, V-TND, a Planned Residential Development, subject to the conditions outlined in the staff memo dated March 8, 2024, the motion passed unanimously.
5. On a motion by Osterwise seconded by Hall, to approve a release from financial security for Walnut Ridge as recommended by the Township Engineer, the motion passed unanimously.
6. On a motion by Grinnell seconded by Osterwise, to approve the Jackson Township Sixth Amendment to Escrow Agreement with the Buncher Company for Jackson's Pointe Commerce Park as recommended by the Township Engineer, the motion passed unanimously.
7. On a motion by Grinnell seconded by Hall, to approve Resolution 24-08, a resolution approving a Sewage Planning Module for a single residential sewage treatment plant located at 309 Lindsay Road, the motion passed unanimously.
8. On a motion by Osterwise seconded by Hall, to authorize Chairman to approve award to lowest responsible bidder for the 2024 pipe bid, the motion passed unanimously.

**ADJOURNMENT:**

There being no other business before the Board, on a motion by Hall seconded by Grinnell, the meeting was adjourned at 9:33 PM.

  
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Jay Grinnell, Chairman