

Overfield Township Planning Commission  
June 1, 2021

**In Attendance:** Art Carpenter Jr; Jeff Fleming; Bert Occulto; Guy Tench; Sec/Treas-Susan Smith; Zoning Officer-Chad Patton; Lake Winola Fire Chief-Gene Dziak; developer-Paul Bartoletti; Don Ames; Carson Helfrich (via speakerphone); and Joe Reese, Mick Goodwin from Milnes and an architect with Paul Bartoletti

**Absent:** N/A

The Planning Commission met on June 1st at 7 PM for their regular meeting for June 2021.

The minutes from the May meeting were reviewed. A motion to accept the May minutes as written was made by Bert and seconded by Guy. All in favor. Motion carried.

Chad Patton gave the zoning report. There were 4 building permits. A motion was made by Art and seconded by Guy to accept the zoning report. All in favor. Motion carried.

**Unfinished Business:**

-Art Russo apologized for the complaint that was received regarding the debris left at the Blue Pelican and said he was in the process of cleaning it up. Art explained that he was having a hard time getting people to work and was wondering what he could do to keep his nonconforming use at the bar. The Planning Commission Board suggested that Art attend a township meeting and address the Supervisors.

**New Business:**

-Zoning Ordinance Change- Carson Helfrich was available by phone for the answering of questions. Lake Winola Fire Chief, Gene Dziak, stated that his biggest concern with the proposed condo building was that it needs to be accessible from all sides. There was much discussion regarding the height of the building and Chief Dziak stated that he could only get up 28' and it is a proposed 37' and ladders can not get that high. There was some discussion regarding the setbacks on all sides of the building and the ability to get trucks in. There was a concern of a public water source as well as where the HVAC unit would be located. Since it is all still in the planning stages, it is still under consideration how to allow the 7condos to exist while meeting safety standards. Chad Patton suggested that possibly a variance was the best alternative to some of these issues. A joint meeting between the Supervisors and the Planning Commission will need

to be held so that direction can be given to Carson Helfrich as to how or if the Ordinance should be ammended.

With no further business to discuss a motion was made by Art for adjournment. This motion was seconded by Bert and the meeting was adjourned at 8:12.

Respectfully Submitted,

Susan Smith, Sec/Treas