

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING  
November 14, 2022**

A special meeting of the Plainfield Township Planning Commission was held on Monday, November 14, 2022 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA 18064

Chairman, Paul Levits, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

**ROLL CALL:**

The following Commissioners answered roll call: Paul Levits, Robin Dingle, and Robert Simpson; Terry Kleintop and Glenn Geissinger were excused.

Also present were Secretary and Zoning Officer, Sharon Pletchan; Solicitor, David Backenstoe; and Township Engineer, Jeffrey Ott

**APPROVAL OF MINUTES:**

1. Approval of the October 17, 2022 Regular Planning Commission Meeting Minutes:

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve the October 17, 2022 regular meeting minutes; *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.****

**TABLED BUSINESS:**

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application
2. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development / Subdivision Application

Secretary Pletchan announced that extensions were requested from the Applicants of PC-2021-015 and PC-2021-009, however they have not yet been received. The Solicitor advised the Commission on the risk of deemed approval and need for action before the December 14, 2022 Board of Supervisors. Robert Simpson pointed out that this is a Special meeting and action can be taken at the November 21, 2022 meeting if an extension is not received.

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table PC-2021-015 and PC-2021-009 to the 11/21/22 meeting; the Planning Commission Secretary is to request extensions and notify the applicants that the applications will be denied at the 11/21/22 meeting if an extension is not received by 11/21/22. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

3. PC-2022-005- Grand Central Sanitary Landfill- 910 W. Pennsylvania Avenue, Pen Argyl, PA 18072- Land Development Application

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to approve an extension to January 31, 2023 for application PC-2022-005. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-005 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

4. PC-2022-015 - JVI, LLC/Green Knight Economic Development Corporation (45-65 Beers Way)- Land Development Application

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to approve an extension to January 31, 2023 for application PC-2022-015. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-015 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

5. PC-2022-014 - Crossroads OXO, LLC (5664 Sullivan Trail) - Special Exception Application

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-014 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

6. PC-2022-009- Posh Properties (6669-75 Sullivan Trail)- Land Development Application

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-009 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

7. PC-2022-010- RPM Metals Recycling (701 N. Broadway, Wind Gap, PA 18091)- Special Exception/Site Plan

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to table application PC-2022-010 to the 11/21/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

8. PC-2022-011- Daniel Zavala (1799 Pen Argyl Rd.)- Change of Use/Site Plan

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to approve an extension to February 28, 2023 for application PC-2022-011. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to table application PC-2022-011 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

9. PC-2022-012- WTDWG, LLC (271 E. 1<sup>st</sup> St. and 1564 Church Rd.)- Minor Subdivision

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-012 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

10. PC-2022-018 – Rep. Ann Flood Office (962 W. Pennsylvania Ave.) – Site Plan Application/Change of Use

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to approve an extension to January 31, 2023 for application PC-2022-018. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-018 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

Commissioner Dingle raised the concern of prioritizing the December meeting due to the amount of business. Secretary Pletchan clarified that the deadline for resubmission for the December 19, 2022 meeting is November 21, 2022. If the applicants do not submit in time, they will be pushed to the January meeting and additional extensions would be requested or applications may need to be denied at the December 19, 2022 meeting. The Chairman suggested a Special Meeting for CRG to allow for the other business to be taken care of at December meeting.

### **CURRENT BUSINESS**

11. PC-2022-013- Plainfield Township Community Park (1280 Gap View Road) –Land Development Application

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve an extension to March 31, 2023 for application PC-2022-013. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

Caroline Klein of Colliers Engineering presented a summary of the project which consists of two lots with a total of 45 acres. The pavilion was rotated at the request of the Township for aesthetic reasons and loading and access purposes. It was noted that the Zoning code will be met with the application. Ms. Klein stated that the proposed concept location of the septic system was found to be inadequate, so the septic field had to be relocated and Act 537 module documents were submitted. The stormwater was reported to meet the original NPDES design approval. They received confirmation from NCCD that if the proposed impervious coverage remains the same with no change to the drainage areas of the facilities and the proposed disturbance remains under one acre, a new NPDES permit would not be required. She reported that the erosion control plan was submitted to NCCD for approval and presented SW and NW perspective renderings of the project. No external site lighting is proposed, however lighting is proposed under the covered portion of the Pavilion. The floor plan was also presented and discussed. Jeff Ott asked if meals will be prepared; Ms. Klein confirmed that a commercial kitchen is proposed and that details of the design for the kitchen is the next step they will be discussing with the Board. Jeff pointed out that a grease trap will be required. Discussion ensued concerning the snack bar location and details concerning the bathrooms. Chairman Levits asked for public comment, none was heard.

Jeff Ott was then asked to review the November 10, 2022 waiver request letter received from Colliers Engineering where twelve SALDO waivers were requested. Jeff read each request and provided recommendation.

As addressed in Comment #6 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver of this requirement.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-503.2.G & 22-503.4.A.2 & 22-503.5.E which requires the entire property boundary be shown. Prior to the vote, Chairman, Paul**

*Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.*

As addressed in Comment #9 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver of this requirement, however, he requested a plan note that states a full boundary survey was not completed. Robin asked for further clarification and consistency. Jeff Ott confirmed that there is no concern for impacts to neighboring properties as the parcel is so large and the pavilion is located in the middle of the parcel. Robin requested clarification be added to the motion. Caroline confirmed that a partial survey was performed by the previous engineer that they did not re-survey the area. Discussion ensued concerning a need for a deed of merger due to the relocation of the septic system on the adjacent associated lot.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a waiver of SALDO Section 22-503.3.F & §22-503.5.B-C requiring signature blocks and survey data with the condition that a note is provided on the revised plan clarifying how the survey boundaries were derived. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

As addressed in Comment #10 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver of this requirement as the information is insignificant and would not add value to the plan. Robin clarified that the letter states that "the information is available" and asked where the information is located. Caroline stated that the approved Phase 1B covers the information except for north of Rte. 191 and is referenced on the plan. Mr. Ott clarified that waiver is still warranted since the required information is not on the plan being presented.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-503.4.A.3 & §22-503.5.A.5 requiring the boundaries of all adjoining properties with names and addresses of landowners with tax map, block and lot numbers be provided on the plans. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

As addressed in Comment #11 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver but asked if the monuments are shown Phase 1B plans. Caroline stated that she will look into the matter and will email all plans to Ott.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a waiver of SALDO Section 22- 503.4.A.4 & §22-503.4.D.9 & §22-1020 requiring all existing and proposed monumentation be shown and labeled on the plans and monuments at all changes in direction of the boundary where existing monumentation does not exist. Prior to the vote, Chairman, Paul Levits, asked if there**

*were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #13 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting a waiver due to small scope and central location of the structure. **ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22- 503.4.C requiring all existing natural and man-made features within 100' from the site be shown in accordance with this section. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #14 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting a waiver since Township owns property and we would not grant a ROW to ourselves. **ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-503.4.C.1 & §22-503.4.C.7 & §22-503.4.D.5 & §22-501.1.A requiring all existing and proposed rights-of-way, restrictive covenants and easements be shown/noted on the plans. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #15 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting a waiver due the far distance of the property lines from the project; the set-backs are not in view. **ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a waiver of SALDO Section 22-503.4.D.3 requiring all building set-back lines be shown. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** Motion approved. **Vote 3-0.**

As addressed in Comment #16 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that public safety is always a concern and prefers to defer to the Fire Chief. Secretary Pletchan confirmed that comments have not been received from the Fire Chief. Discussion ensued that the parking lots are existing. Solicitor suggested tabling pending review by the Fire Chief. **ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to table a waiver of SALDO Section 22-503.4.D.10 requiring fire truck turning movement be shown on the plans. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #25 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns with granting the waiver.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-1004.3.B & §22-1007.2 & §22-1007.8 requiring additional right-of-way width and widening of the cartway in conformance with Table 22-1004.1 and §27-405 where a land development abuts or contains an existing street of inadequate right-of-way width. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.****

As addressed in Comment #26 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff agrees that Township has control of the property and since lot consolidation will occur there is no concern in granting the waiver. Discussion ensued on the parcel location to be consolidated.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-1004.11.A requiring Utility & Drainage Easements be shown on the plans adjacent to street rights-of-way & tract boundaries. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.****

Comment #27 of the September 30, 2022 Ott Consulting review letter was discussed, clarifying whether site triangles were identified during the original design. Caroline stated that they do not have existing survey so an exhibit could be prepared; it was declared that there are no changes to the existing driveway or parking lot. Jeff stated that in abundance of caution, since it is a public safety issue, the waiver would not be recommended and at least an exhibit shall be provided.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to deny a waiver of SALDO Section 22-1004.12 and 22-1013.3 requiring clear sight triangles and associated covenants at the intersection of Gap View Rd. and Kesslerstown Rd., and access drive entrances. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.****

As addressed in Comment #32 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff would support deferral of the requirement for street trees as they were not part of the original park funding concept. Discussion ensued that additional park trees would be favored. Tony Borger, Recreation Board Chairman, noted that trees had been planted in the park previously under a Township grant however they were destroyed by children.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a deferral of SALDO Section 22-1019 requiring street trees. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.****

Jeff Ott then continued discussion of the November 10, 2022 waiver request letter which requested a waiver of the requirement for wetlands and water evaluation based on the recommendation from Hanover Engineering. Robin asked if the original survey included the extension of the project for the septic system relocation. Caroline clarified that their office confirmed and the plan states that wetlands are not present within 100 ft. of the project. Robin asked for signed statement to be provided on the plan. Mr. Ott clarified that a waiver would then not be required. The Applicant withdrew the waiver request and will provide the requested note. No action needed.

The next portion of the waiver request letter discussed waiver of requirements of the Grading Plan under 27-412.1. Robin confirmed that the information is available from previous surveys. The Zoning Officer noted, that a waiver cannot be granted for zoning codes as a variance from the Zoning Hearing Board would be required. Officer Pletchan confirmed that she would be amenable of deferral of the grading plan until the building permitting process. The Applicant withdrew the waiver request. No action needed.

Chairman asked for public comment; none heard. Jeff Ott recommended tabling the application to be able to clean-up the plan before recommendation to the board.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-013. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

## 12. Proposed Act 537 Plan Update

It was clarified that the only change to the plan is that the 3-year maintenance period with no enforcement, which was denied by PADEP, was changed to a 5-year maintenance period with enforcement. Secretary Pletchan stated that enforcement protocol would be developed with the Sewage Enforcement Officer and would follow the prepared territory mapping on an annual basis. Discussion ensued concerning the additional public actions required and associated costs; it was stated that maintenance of the system is already the responsibility of the property owner. This plan would force the Township to ensure proper maintenance is occurring. Issues were brought up concerning maintenance requirements for the public sewer system and how this would relate to the PADEP approval. Officer Pletchan explained that she is already being proactive and is implementing education for on-lot systems during zoning permitting process; she stated that she is in favor of the plan as the SEO would then be more involved in the enforcement prior to system impacts or failures. It was stated that an annual mailing would most likely be done asking for submission of the proof of maintenance, those within the reporting area that did not reply would then require follow-up. Jeff Ott covered the standard maintenance requirements for an on-lot system.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to recommend the Board of Supervisors approve the proposed Act 537 Sewage**



**Facilities Plan, as presented. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.*** Robin noted that maintenance is cheaper in long run to as opposed to system replacement. **Motion approved. Vote 3-0.**

13. Clean-Fill Ordinance

Secretary Pletchan directed the Commission to the summary prepared from the previous Commission comments stating that there are few minor typos that she found that needed to be addressed in the revision. Discussion ensued concerning the reasoning for the statement of a 10-foot threshold to establish a water-filled quarry; clarification was requested as to why this previous comment was not addressed by URDC. Sections 2D and 3E would require revision to remove this reference as a water-filled quarry is a direct connection to the groundwater and shall be protected more cautiously. It was also discussed whether crushed asbestos should be added to section 3E as a prohibited material; Commission Simpson did not feel that the material would cause concern as it would not be friable. Supervisor Jane Mellert commented that there was an October 31, 2021 grant deadline and the adoption of this ordinance is time sensitive. The Solicitor recommended moving the ordinance forward and addressing revisions once adopted; discussion ensued to be cautious in moving it forward. There was also concern expressed that the ordinance was different from that which went before the Environmental Advisory Board causing more caution. Robin also brought concern for the Site Plan needing to show the location of the drinking wells that are referenced in section 6C so those property owners can be made aware of the project and test accordingly. Section 6E would need to be revised to require all wells within 200 ft. from the subject tract location be shown on the Site Plan.

**ACTION: Motion was made by Robin Dingle and seconded by Glenn Geissinger to recommend the Board of Supervisors approve the proposed Clean Fill Ordinance subject to the following conditions: 27-323.2.D shall be revised to remove the second sentence, 27-323.3.E shall be revised to remove the statement concerning 10-feet above the seasonally high water level, 27-323.6.E shall be revised to add the requirement to show drinking wells within 2000 square feet of the subject tract as referenced in Section 6C; and typos identified by the Zoning Officer shall be addressed. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.****

14. Winery Definition

The Secretary summarized that Terry Kleintop has a lot of the background information regarding this matter. There are two options moved forward to the Commission by the Board of Supervisors for discussion. The Commission discussed the reasoning behind the definition revision. It was clarified that wineries are becoming more of a commercial enterprise as opposed to agricultural activity and are being proposed in the “Farm and

Forest” zoning district. The term “winery” is becoming an umbrella for special events. Agrotourism was discussed as a positive for the Township, which fits into our rural character. A agricultural component of a “winery” is not required to be maintained under the current definition. The commission wants to further discuss the pros and cons and determine why this revision is being prompted and cautioned to making the definition too restrictive. The Zoning Officer made the recommendation that both definitions could be needed to address each specific type of winery-use (Agricultural winery and Urban winery) with code revisions addressing the principal-use for each zoning district. Or a ‘winery’ principal-use could require a special exception as opposed to permitting the ‘use by right’ in the FF district and the definition then may not require revision. The Commission had a positive reaction to this suggestion, stating that it would allow more of an individual examination of each proposed use. The Chairman opened up the discussion to the public.

Don Andreas of Clever Girl Winery, expressed concerns about the 25% clause. He questioned what the 25% is associated with; 25% sales, product, juice, etc. As a start-up winery, this restriction could severely inhibit his business plan. He stated that even if he was able to establish a vineyard (which takes 3 years), 25% may not be viable depending on weather and soil. If he is forced to use the grapes, which may not be of best quality, the quality of their wine would also be affected as well as their sales; he needs to supplement as a start-up. In addition, requiring the winery to obtain product from local vineyards would also hurt his bottom line as the local wineries are not going to sell him their best grapes. Don suggested that the definition could require that some grapes be grown on the property that are offered in a product, but do not set a restriction or percentage standard as each season brings its own challenges. He also offers a lot of fruit wines which could be eliminated as fruit trees don’t always grow well where grapes grow. Commission appreciated his perspective and thanked Don for his comments. Don reported that he has obtained the subject land and has already submitted his application to the Township, NCCD and PennDOT so he is already very committed to moving his operation to the Township. The Commission asked how many acres are generally required to produce wine. Don responded that typically 500 vines can be established in 0.5 acres and 10 bottles can be generated per vine. Therefore, a half-acre of vines (as proposed) would produce more wine than he sold last year; so not many vines are needed to establish a winery but time, weather and soil are the major factors. The Chairman expressed that there should be a substantial portion of the property that should remain in agriculture to qualify for the use. He compared the winery to an ice-creamery on a farm which is more of a seasonal produce stand accessory-use and expressed concerns for the size of the winery in comparison to the actual agricultural use of the property.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to table the Amendment to §27-202 of the Plainfield Township Zoning Ordinance, for further discussion. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

The Chairman addressed the proposal of a Special meeting to discuss the CRG project. The Secretary informed the Commission that the Applicant plans to submit to be heard at the

December 19, 2022 meeting. It was discussed that there are many agenda items pending which would be placed prior to CRG project as CRG was already provided consideration to be heard first at the October meeting. It was decided to approach CRG with the proposed date of January 9, 2023 at 7:00PM at the Fire Hall. The Secretary would contact CRG and the other members of the Commission accordingly and publish the meeting a week prior according to MPC requirements.

**PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:**

Requested by Paul. No comments.

**ADJOURNMENT:**

**Having no further business to come before the Planning Commission, motion was made by Robert Simpson and seconded by Robin Dingle to adjourn the meeting. Motion approved. Vote 3-0.**

The meeting adjourned at 9:04 P.M.

Respectfully submitted,

Sharon Pletchan  
Planning Commission Secretary  
Plainfield Township