

Mt. Pleasant Township Meeting of the Planning Commission

06/03/13

The regular meeting of the Mt. Pleasant Township Planning Commission was called to order by Brian Temple at 7:20 PM on June 3, 2013 in the municipal building located at 31 McCarrell Road in the village of Hickory.

Those present at the meeting were members Brian Temple, Cathy Obenour, Larry Chome, John Bedillion, and David Descutner. Bill Orton and Erin Joseph were in attendance.

David Descutner moved to accept the minutes from May 2013. John Bedillion seconded the motion. Motion passed.

Old Business:

No old business.

New Business:

Ralph Smith and Erin Joseph Subdivision Plan No. 1. This was never recorded and Erin Joseph came to ask us to accept the subdivision and sign the new mylar. The county had reviewed the plan and recommended that we approve and sign the final plan if the said land development plan conforms to our municipal land development ordinances. Cathy Obenour motioned to accept the subdivision. John Bedillion seconded the motion. Motion passed.

The supervisors requested that the Planning Commission provide ideas that may increase the tax base within the township. The following ideas were proposed:

- The Planning Commission believes that useful increased tax revenue can best be generated by expanding commercial, industrial, and manufacturing presence in the township. Additional housing will generate an increased tax base but it will also increase the costs for services at a greater rate. Therefore we believe the focus should be on businesses.
- We recommend that the township advertise and request bids for third party building inspectors for the township. We believe that HMT is currently too expensive because of the lack of competition and could be holding back expansion and improvement within the township.
- We recommend that the township gets water and sewage run into all industrial, manufacturing, and commercial zones. This can be pursued in a number of different methods such as using the Act 13 moneys, Pennvest, money generated from a TIF (Tax Increment Financing) district, etc.
- We recommend that we become more business friendly as a township. The supervisors should work with current companies in the area to generate expansion and hopefully pull more companies into the area. An example would be to show interest in the Deter Farms complex and the people running it. Appoint a "corporate liaison" who would have the responsibility to get to know the local business owners and their wants and needs. This person could then work with the board and various committees to try to meet their needs and make them feel welcome while still looking out for the good of the township.
- Try to pull another company into the C&J Metal building and make it easier to open a business in the Corwin, Kehn, and the Cliff properties. We are not sure how to do this but it could be a marketing campaign of some sort. Again the "corporate liaison" could be responsible for generating interest in the area.
- Have our committee review the R4 building ordinance to make sure we can pull in more small business into "downtown" Hickory.

Brian Temple moved to adjourn the meeting. David Descutner seconded the motion. Motion passed. Meeting adjourned at 7:59 PM.

Respectfully submitted,

David A. Descutner