

Planning Commission Meeting

October 6, 2025

6:30 pm, Room 203

Chair Chris Kunes **opened the regularly scheduled Planning Commission meeting at 6:33 pm.**

Attendees were Chair Chris Kunes, Jane Scheuchenzuber, Keri Miller, and Lindsay Covalt. Don Myers arrived at 6:37 pm.

Pledge of Allegiance was recited.

Public Comments: None

Reports:

1. **BOS** – Given by Vicky Vanada. Prior secretary was sentenced to two to four years in state prison and then 2-year probation. Bitner Hollow is closed for culvert and bridge replacement. Nestlerode Construction continues work on the bridge in front of the OGS.
2. **Zoning Officer Report:** Justin Dashem present. PV Code Report was given to Planning Commission members. Everything is approved for Country Time Coffee Company and should be opening soon.
3. **Penns Valley Regional Park Committee.** Ben Haupt not present.

Secretary's Report: Motion to approve July 7, 2025 meeting minutes by Jane Scheuchenzuber. Second by Lindsay Covalt. No further discussion. Vote was unanimous.

New Business: Chair Chris Kunes announced that they approved at the last meeting that they are requesting all plans/paperwork to be submitted two weeks prior to the PC meetings so they have time to review the plan/paperwork.

1. Tibben Zerby from Century Engineering for Robert & Jill Decker, property on Route 192, about one mile east of Penns Cave. The Deckers are working on a lot addition. There are two parcels of land about 40 acres and they are looking to replot. There are no proposed new lanes. SEO requested planning module to be completed because they are doing a Change of Use due to no longer doing a wedding venue. After discussion, there were no further questions. Motion to sign the module by Lindsay Covalt. Second by Don Myers. No further discussion. Vote was unanimous. Chair Chris Kunes signed the module.
2. Greg Shufan for GERALD Allebach's Subdivision. Creating a new lot on the farm. Approximately 190 acres. Taking off two acres. Soil test is done, creating an easement, tracts already exist, sewage testing component 1, is under 10 acres, has a well, and there is a right-of-way. Not gaining any additional dwellings. No further questions. Motion to approve and sign Sewage Planning Module by Keri Miller. Second by Jane Scheuchenzuber. No further discussion. Vote was unanimous. Chair Chris Kunes signed the Sewage Planning Module.

Subdivision/Development: Final review is at the County

Correspondence: None

Motion to adjourn meeting at 6:49 pm by Lindsay Covalt. Second by Keri Miller. Vote Unanimous.

Next Planning Commission meeting on Monday, November 3, 2025 @ 6:30 pm, in room 203.

Respectfully Submitted,

Vicky Vanada, Secretary

APPROVED