

UPPER MILFORD TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FOR THE JULY 1, 2024 MEETING

Members Present: Charles Peters, Jr., Secretary; Philip Hartranft; Ronald Guth, Ellen Larmer, Alternate Member; John Zgura, Alternate Member

Absent Members: Luke Lichtenwalner, Chairman; Anthony Koneski, Jr., Vice Chairman; Angelika Forndran; Matthew Hunter

Also Present: Brian Miller, Planning Coordinator; Cynthia Kuhns, Administrative Assistant

The Meeting was brought to order at 7:30 P.M.

Minutes

1. Regular Meeting Minutes of June 3, 2024

Motion:

Philip Hartranft made the motion to approve the minutes as recorded. **Charles Peters, Jr.** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Time Extensions: None

Zoning Submissions for Discussion: None

Subdivisions & Land Development: None

Lot Line Adjustments:

1. 7071 & 7095 Sell Rd. Zionsville, Lot Line Adjustment Plan
 - Plan dated 6/4/2024, Revised 6/20/2024 from Bascom & Sieger, Inc.
 - Township Staff review letter dated 6/28/2024

Present were: Rob Piligian of Bascom & Sieger
Paul Moriarty of 7071 Sell Road, Zionsville
Jeremy Fegley of 7095 Sell Road, Zionsville

Rob Piligian said that his client Paul Moriarty of 7071 Sell Road (lot 1) wants to do a boundary line adjustment with his son-in-law, Jeremy Fegley of 7075 Sell Road (lot 2).

He said that the existing well that provides water to lot 2 is situated on lot 1 and there is also a carport that straddles the existing property lines. This situation has been like this for the 30 years or more. He said that by doing this boundary line adjustment the well that services (lot 2) will now be on lot 2 and the entire car port will also be on lot 2. He said all they are doing is swapping lot area so there would not be any zoning issues with this boundary line adjustment. This was the most expeditious and least costly way to do the lot line adjustments. Lot 2 will now be a conforming lot. Both lots will remain the same as far as lot area goes. The driveway access easement to 7091 Sell Road shall remain in place per the note on the Boundary Line Adjustment Plan.

Motion:

Philip Hartranft made the motion to recommend that the Board of Supervisors grant approval of the Boundary Line Adjustment Plan of 7071 Sell Road and 7095 Sell Road. **Ronald Guth** seconded the motion. All were in favor. No one opposed. **John Zgura** abstained from voting.

Other Business: None

The next regularly scheduled Meeting will be on Monday, July 29, 2024 at 7:30 P.M.

Adjournment:

Motion:

Philip Hartranft made the motion to adjourn the meeting. **Ronald Guth** seconded the motion. All were in favor. No one opposed.

The meeting was adjourned at 7:37 P.M.

Date _____

Charles Peters, Jr., Acting Chairman