PLANNING COMMISSION
GREENVALE TOWNSHIP
Public Hearing Minutes
Thursday, June 11, 2026, 6:45 pm

Dan Chesky called to the hearing to order at 6:45 pm and asked that all participate in the Pledge of Allegiance

Commission Members Present: Dan Chesky, Joyce Moore, Victor Volkert, Craig Host
Members Absent: Ken Malecha

Opening statement was read by Dan Chesky

Agenda for the Hearing – Joyce motioned to approve the Agenda as stated; Victor seconded the motion; carried unanimously

The public hearing is related to the driveway on 31766 Jamaica Avenue.

An application for a Driveway Approach Permit was received on January 21, 2026 from Chris Smicek who is the project manager for Northfield Construction Company on behalf of the landowners Daniel and Joy Johnson.

The permit, the application was approved on April 16th, on April 7th, the Johnson's applied for a building permit to construct a single family home on at the April 9th planning commission meeting, the Planning Commission reviewed the application and recommended the board of supervisors approved the application at the April 16th Board of Supervisors meeting the application to build the house was approved subject to the variance for the driveway.

The Johnson driveway is less than 200 feet of separation from the adjacent parcel's driveway. Ambiguous language in the ordinance is the reason supervisors recommended the variance. At one position, it's 150 feet. In the other position, it's 200 feet. Depends on where you measure the distance.

Public Input

Linus Langer – procedure for permits

Ed Jones – his driveway is south of the one in question asking if the driveway is 50 ft from the property line to the edge of driveway; wants to make sure both he set back and driveway distances are met and go by the ordinance guidelines.

Scott N. – stated not all driveways are the same, this driveway was placed for safety reasons, recommends that we should put clarification in the ordinance.

Joy Royle - stated the ordinances do state the driveway to driveway separation measurements and this needs to put on agenda to review the ordinance.

Greg Langer – stated historical driveway practices

Craig Host requested additional information on the actual measurements of the driveway for setback from the property line, and the separation of the driveways before we could vote on the variance.

Request to table the variance recommendation in order to get the measurements of the actual driveway installation

Dan motioned to move forward with the variance for the driveway– Craig seconded the motion – tabled the decision until they get better measurements

Close Hearing portion of the meeting and move into the PC Meeting

Reviewed:

Thyra Nelson, Clerk

Approved:

Planning Commission Chair or Vice Chair