

**Freedom Township Planning Commission  
Regular Meeting  
December 4, 2025, at 7:00 PM**

**Planning Commissioners**

Wayne Belt, Chairperson  
John Sica, Vice-Chairperson  
Edward Buchheit, Jr., Secretary  
Paul Sharrer  
Carol Zegarski

**Township Officials**

Zach Gulden, Manager  
Dominic Picarelli, KPI Technology

**Members of the Public Present**

Peter Mentasti, Carol Weir, & Bob Sharrah

**Call to Order**

Chair Belt called the Planning Commission's meeting to order at 7:00 PM.

**Public Comment**

None

**Approval of Minutes**

Mr. Sharrer made a **MOTION** to approve the Minutes of the October 2, 2025, meeting. The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried unanimously (5-0).

**Old Business**

None

**New Business**

- A. Preliminary / Final Land Development Plan for Jonas Stoltzfus.**
  - a. Consider a waiver of §195.12.B.29. of the SALDO to not show existing drainage facilities.**
  - b. Consider a modification request of §195.14.B.9. of the SALDO allowing a scale of 1" = 2000' instead of 1" = 1000'.**

Bob Sharrah of Sharrah Design Group, LLC. represented the applicant and presented the plan.

Mr. Gulden stated the applicant will need to show compliance with the Gateway Corridor zoning regulations.

Mr. Picarelli provided engineering comments.

Mr. Sharrer made a **MOTION** to recommend approval of a waiver of §195.12.B.29. of the SALDO to not show existing drainage facilities. The **MOTION** was **SECONDED** by Vice-Chair Sica. The motion carried unanimously (5-0).

Vice-Chair Sica made a **MOTION** to recommend approval of a modification request of §195.14.B.9. of the SALDO allowing a scale of 1" = 2000' instead of 1" = 1000'. The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried unanimously (5-0).

Secretary Buchheit made a **MOTION** to recommend approval of the Preliminary / Final Land Development Plan for Jonas Stoltzfus with the following conditions:

1. An executed owner's acknowledgment is required for both landowners.
2. The simplified design approach worksheet A must be signed and notarized in the acknowledgement section.
3. An operations and maintenance agreement must be signed, notarized, and recorded.
4. Meet Gateway Corridor zoning regulations.

The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

#### **Other Business**

None

#### **Public Comment**

None

#### **Adjournment**

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Sharrer. Chair Belt adjourned the meeting at 7:27 PM.