

Meeting of the Wheatfield Township Citizens Advisory Committee appointed for the purpose or developing a revised zoning ordinance for Wheatfield Township

December 10, 2008

Members attending:

Sandra Philpott
Dennis Gilbert
Dale Meyer
Jim Reisinger
Vince McCollum
Donald Krick, Sr.
Roger Graham

Members absent:

None

Several members of the public attended. The Secretary apologizes for failing to include their names. This was an oversight which will not occur in the future.

The Committee convened at 7:00 PM.

The first order of business was to elect a Chairperson, who will conduct the meetings; an Assistant Chairperson, who will conduct meetings in the absence of the Chairperson and perform other duties as assigned by the Chairperson; and a Recording Secretary, who will keep a record of the meetings.

Dale Meyer nominated Jim Reisinger as Chairperson. The Committee elected him unanimously.

Jim Reisinger nominated Sandra Philpott as Assistant Chairperson. The Committee elected her unanimously.

Dale Meyer volunteered to serve as Recording Secretary. The Committee elected him unanimously.

A. New Business

Since this was the first meeting of the Committee, all business was considered as new business.

1. Committee Comments

Jim Reisinger began the meeting by asking each member to make an introductory statement as to what they felt their responsibility was.

Discussion

The Secretary attempts to summarize the comments of the participants.

The Committee felt that they should develop a proposal based upon what they learned about good zoning practices without regard to what they believed the Supervisors may agree with or without regard to what was included in the Proposed Ordinance amending Subdivision and Land Development Ordinance of Wheatfield Township, Perry County Number 103 by the addition of Section 514, which was discussed at the public meeting of the Township Supervisors at their meeting held in September, 2008.

The Committee regards the interests of the landowners to be a paramount concern in the development of any ordinance relating to the subsequent subdivision of any land. The Committee also believes that any costs of new development should be borne by the owner of subdivided property which will become a domicile(s) and not by the owner of the property who subdivides their property.

The Committee believes that any ordinance regarding subdivision should attempt to preserve the natural features of the land and the rural character of Wheatfield Township, and at the same time, assure that the owner of the property to be sold for any subdivision realizes the maximum return for any property sold for the purpose of subdivision.

The Committee generally agrees with some of the concepts for land development included in the publication, Growing Greener Conservation by Design which was provided for the Committees' review by Sandra Philpott. The Committee will regard that publication as a useful resource in its work.

Action

Members to review these comments for the purposes of discussion at the next meeting. Open.

2. Goal

Chairperson Reisinger asked the members to decide what the goal of the Committee should be.

Discussion

The members discussed the goal and arrived at a consensus.

To develop a plan for responsible development which will provide a framework applicable in the immediate future and adaptable to the longer range future.

Action

No further action at this time. This goal will be further discussed if necessary at the next meeting. Open.

3. Objectives

Chairperson Reisinger suggested that the Committee consider the objectives included in the land development plan for Hampden Township copies of which were provided for the Committees' review.

Discussion

Accordingly the Committee reviewed the "Purpose" section of the plan of the Hampden Township plan.

The Committee generally agreed to the objectives included there. They are summarized as follows:

- a. To protect and provide for the public health, safety and general welfare of the Township.
- b. To guide the future growth and development of the Township in accordance with the comprehensive plan and to coordinate the existing and proposed developments of contiguous municipalities where appropriate.
- c. To provide for adequate light, air and privacy; to secure safety from fire, flood and other danger; and to prevent overcrowding of the land and undue congestion of population and vehicular traffic.
- d. To protect the character and social and economic stability of the Township and to encourage the orderly and beneficial development of the Township.
- e. To protect and conserve the value of land throughout the Township and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings.

The members did not approve this objective as written and desired to discuss this objective further.

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- f. To guide public and private policy and action in order to provide adequate and efficient transportation, water supply, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities.

The members expressed some reservations about the wording of this objective. This will be further discussed.

- g. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic within the Township , having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.
- h. To establish reasonable standards of design and procedures for subdivision and re-subdivision, in order to further the orderly layout and use of land; and to insure proper legal descriptions and monumenting of subdivided land.
- i. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
- j. To prevent the pollution of air, streams and ponds; to assure the Adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources in order to preserve the community and value of the land.
- k. To preserve the natural beauty and topography of the Township and to ensure appropriate development with regard to these natural features.
- l. To provide for open spaces through efficient design and layout of the land.
- m. To ensure that documents prepared as part of a land ownership transfer fully and accurately describe the parcel of land being subdivided and the new parcels thus created.

Action

No further action indicated at this time. Members should review these objectives for possible further discussion at the next meeting. Open.

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B. Adjournment

The meeting was adjourned at 9 PM.

C. Next meeting

The next meeting is scheduled for January 21, 2009, at 7 PM in the Township Building.

D. Agenda

1. Open issues
2. The distinction between the landowner and developer.
3. Proposed changes to the goal and the objectives discussed at the December meeting.
4. Public comment and questions.

Respectfully submitted

Dale Meyer
Recording Secretary