

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

January 21, 2009

<u>Members attending:</u>	<u>Members absent</u>	<u>Others present</u>
Roger Graham	Dennis Gilbert	None
Dale Meyer	Donald Krick, Sr.	
Sandra Philpott	Vince McCollum	
Jim Reisinger		

No members of the public attended

Jim Reisinger, Chairperson convened the meeting at 7:15 PM.

Secretary's Report

The Secretary had previously distributed copies of the minutes of the meeting of December 10, 2008 via e-mail to those members who have access to e-mail. A copy was also transmitted to the Township Clerk for the Supervisors' information, for public posting, and copies were made available for those members who do not have access to e-mail.

The minutes were accepted as written.

A. Old Business

1. Committee Comments

Discussion

There were some suggested changes to paragraph 2 of this issue as recorded in the minutes of the December 10, 2008 meeting.

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

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which will become a domicile(s) and not by the owner of the property who subdivides their property.

The underlined section is revised, "...securing the approval of subdivision are the responsibility of the owner making the subdivision. Any impact or other costs associated with the construction of a domicile are the responsibility of the owner of that domicile."

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.

The remainder of these comments remain as written above.

Action

There is no further action indicated at this time. Closed.

2. Goal

Discussion

The goal was reviewed and remains as stated below.

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. Closed.

3. Objectives

Discussion

These objectives developed at the December 10 meeting were reviewed.

- a. To protect and provide for the public health, safety and general welfare of the Township.

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- 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.

- 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.

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- 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

These objectives will remain as written. No further action at this time.
Closed.

4. Desirable vs Undesirable Outcomes

Discussion

The Committee discussed this issue.

The Committee listed the desirable outcomes.

Desirable Outcomes

- 1. The landowners' interest is paramount.
- 2. There should be flexibility in the size of a subdivisions lots.
- 3. Provide options to developers.
- 4. Maximize open space.
- 5. Encourage homeowner association and private ownership of open space.
- 6. To assure that all seeking subdivision approval are treated equally.
- 7. To allow alternate sewage disposal systems; specifically privately constructed sewage treatment plants.

(5)

Undesirable Outcomes

1. The Township or the public is not to own open space.

Action

This issue will be further discussed at the next meeting. Open.

Adjournment

The meeting was adjourned at 9 PM.

C. Next meeting

The next meeting is scheduled for February 18, 2009, at 7 PM in the Township Building.

D. Agenda

1. Open issues
2. Subdivisions of two acres.
3. Public comment and questions.

Respectfully submitted

Dale Meyer
Recording Secretary