

Meeting of the Wheatfield Township Citizens Advisory Committee appointed for the purpose of developing a revised zoning ordinance for Wheatfield Township March 18, 2009 Members attending: Members absent Others present Roger Graham Vince McCollum None Dennis Gilbert Donald Krick, Sr. Dale Meyer Sandra Philpott Jim Reisinger No members of the public attended Jim Reisinger, Chairperson convened the meeting at 7:00 PM. Secretary's Report There were no minutes available for the meeting of February 18. Old Business The goals and objectives developed earlier are restated here for ready reference to assist the Committee in its work. Goal To develop a plan for responsible development which will provide a framework applicable in the immediate future and adaptable to the longer range future. Objectives To protect and provide for the public health, safety and general welfare of the Township. 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. 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. To protect the character and social and economic stability of the Township and to encourage the orderly and beneficial development of the Township. 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. 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. 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. 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. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision. 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. To preserve the natural beauty and topography of the Township and to ensure appropriate development with regard to these natural features. To provide for open spaces through efficient design and layout of the land. 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. The goal and objectives will continue to be stated in the minutes for reference and further future discussion. 3. Additional Discussion Points When lot size complies to the 2 acre (Or more) minimum lot size the Subdivision plans stand as they are now written and implemented by the Township. When lot size is less than the 2 acre minimum, the Planning Commission And Supervisors will undertake action to deal with these subdivision. Open space. Land deemed as historic or scenic can be set aside at the Landowner's discretion by donating it to the Township, or selling it to the Township if possible. Special consideration to the subdivision could be addressed by the Board of Supervisors. New Business The additional discussion points noted above were further discussed and some additions were made. Discussion If when cluster housing occurs, sewer and water development and maintenance will be the responsibility of the developer or home owners' association. This Committee suggests that the zoning for the Township should be redone. The current plan and map appear to be outdated. The Committee suggests that the Township develop a Request For Proposals (RFP) describing the zoning task to be done and require that the provider be professionally qualified in this area. The best qualified contractor should be selected and a new zoning plan developed. Action These issues will be further discussed at the next meeting. No responsibility is assigned at this time. Open. Adjournment The meeting was adjourned at 9 PM. Next Meeting The next meeting is scheduled for May 20, 2009, at 7 PM in the Township Building. D. Agenda 1. Open issues. 2. Public questions and comment If any member wishes to add items to the agenda, the Secretary will publish a revised agenda. Respectfully submitted Dale Meyer Recording Secretary