

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

May 27, 2009

<b><u>Members attending:</u></b>	<b><u>Members absent</u></b>	<b><u>Others present</u></b>
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**

The last meeting was held on March 18, 2009. The minutes of that meeting were accepted as presented. It is noted that the meeting minutes for the meeting of February 18, 2009 had been received.

**A. Old Business**

The goals and objectives developed earlier are restated here for ready reference to assist the Committee in its work.

**1. 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.**

**2. Objectives**

- 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.
- 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.
- 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. The goal and objectives will continue to be stated in the minutes for reference and further future discussion.

3. **Additional Discussion Points**

Discussion

The following were further discussed. Discussion items listed under New Business, items a. and b. were discussed and added to the following as items d and e.

- a. 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.
- b. When lot size is less than the 2 acre minimum, the Planning Commission And Supervisors will undertake action to deal with these subdivision.
- c. 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.
- d. If when cluster housing occurs, sewer and water development and maintenance will be the responsibility of the developer or home owners' association.
- e. 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

There is no further action indicated at this time. This item will not be closed at this time but will be carried forward for further discussion if necessary. No responsibility is assigned at this time.

**B. New Business**

1. **Some suggested changes to the zoning plan and map**

### Discussion

1. It is suggested that when the zoning plan and map are revised that among the changes should be to expand those areas where multiple family and cluster housing is permissible as referred to above.
2. The zoning plan should consider increasing the proportion of land where commercial uses may be appropriate.
3. In preparation for letting a RFP for revising the zoning plan and map, the Supervisors should consider appointing a Committee of interested citizens who would identify land areas of historical and scenic significance for possible preservation. These areas would be identified on the zoning plan and map. The landowner developing the land could then, at their discretion, decide to preserve all, some, or none of the areas so identified.\
4. As further preparation for letting the RFP for revising the zoning plan and map, the Supervisors should acquire traffic flow projections for the Township and surrounding area. This would be useful resource information in the development of a new zoning plan and map. Penndot collects data and develops traffic flow projections and may be able to provide some assistance in this regard.

### Action

These issues will be further discussed at the next meeting. No responsibility is assigned at this time. Open.

## **2. Final Report**

### Discussion

The Committee discussed whether any further issues require discussion. The consensus was that absent any further issues at the next meeting, we should begin developing a final report.

The goal established earlier would seem to be an appropriate heading for the final report.

### Action

No further action indicated at this time. This issue will remain open for further discussion at this time. No responsibility is assigned to this issue.

## **C. Adjournment**

The meeting was adjourned at 9 PM.

**D. Next Meeting**

The next meeting is scheduled for June 17, 2009, at 7 PM in the Township Building.

**E. 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