

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

June 17, 2009

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

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 May 27, 2009. The minutes of that meeting were accepted as presented.

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. Open.

3. Additonal Discussion PointsDiscussion

The following were discussed at the previous meetings.

- 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. If when cluster housing occurs, sewer and water development and maintenance will be the responsibility of the developer or home owners' association. Any homeowners' association should be bonded for five years to protect against default on any obligations.
- d. 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.
- 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. Open.

B. New Business

1. Some Important Considerations for Inclusion in the Zoning Plan and Map

Discussion

This discussion had been held at the previous meeting. It is included here as New Business because of some changes made to the previous discussion.

- a. 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.
- b. The zoning plan should consider increasing the proportion of land where commercial uses may be appropriate.
- c. 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.
- d. 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.
- e. The zoning plan should include language addressing developments of at least 45 lots which should include an impact study.

Action

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

1. Suggestions to be included in the Request For Proposals (RFP)

Discussion

The Township should develop a RFP to select a qualified professional engineer to provide a recommended zoning plan and map for Wheatfield Township.

Among the requirements in that RFP should be the following:

- a. The recommendation should include projections on land use requirements for at least 10 years into the future.
- b. The plan and map should include traffic flow projections and projected road development needs for at least 10 years.
- c. The plan and map should include suggested locations and the need for cluster housing located on less than 2 acre lots.
- d. The plan and map should include suggested locations and the need for developments including 45 or more 2 acre lots.
- e. The plan and map should include consideration of the objectives stated in this Committees' report.
- f. The successful vendor should coordinate the development of this plan and map with the County and the surrounding municipalities. The vendor should provide evidence of that coordination in its report.

Action

This issue will be further discussed at the next meeting. No responsibility Assignment is made at this time. Open.

3. Qualifications of Bidders on the RFP

Discussion

The Committee recommends that any qualified bidder should have some minimal professional qualifications.

Bidders should be a qualified Pennsylvania Professional Engineer with experience developing municipal zoning plans. A bidding engineer should provide evidence demonstrating that they have developed at least two municipal plans which have been accepted by a municipality within the last 10 years.

Action

This issue will be further discussed at the next meeting. No specific responsibility is assigned at this time. Open.

4. Conclusion

Discussion

This Committee recognizes that the County is developing initiatives which include the Open Space Recreational Study and the Perry County Greenways. The County's developments should be included in the development of a viable plan.

Action

This issue will be further discussed at the next meeting. No specific responsibility is at this time. Open.

5. Final Report

Discussion

The Committee has deferred the development of a final report. Until the next meeting.

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. Open.

C. Adjournment

The meeting was adjourned at 8:40 PM.

D. Next Meeting

The next meeting is scheduled for July 15, 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

