

Wheatfield Township Planning Commission

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Meeting Minutes

January 12, 2009

Attendance Members:

Paul Finkenbinder, Dave Mills, Annette Mullen, Bob Rhoades, Barb Zeigler

Attendance Others:

W. John Madden III from Madden Engineering
Mike Kmiecinski from Tri County Regional Planning Commission
(TCRPC) Jeff Beinhower, Philip Vogel, Darrin Foster (LJH) Kathy Gilbert,
Craig Gilbert, Jim Fuller, Bob Hines, Gwen McNaughton, Barry Shrope

The meeting was called to order by Paul at 7:04 PM

Paul then read a list of agenda items.

The Dec. 8, 2008 minutes were then discussed and approved with 2 minor corrections.

Dave made the motion to approve, Barb 2nd All were in favor.

Communication:

A letter dated Dec. 16, 2008 from DCED was received concerning the National Flood Insurance Program (NFIP) and PA Act 166, The PA Flood Plain Management Act.

They would like the Twp. to update our Flood Management Ordinance to the latest NFIP requirements.

The WTPC also received the 2009 ethics forms from the state for all members.

New Business:

W. John Madden III from Madden Engineering was introduced as our new Twp. engineer.

Mike Kmiecinski from Tri County Regional Planning Commission (TRPC) was also introduced. He too will be helping us to review plans.

Public Comment:

Kathy Gilbert: Asked if there would be additional engineering costs with plans being reviewed by the Twp. engineer and the TCRPC also who will pay those costs.

Jim Fuller (BOS): answered saying most additional costs are passed on to the landowner.

Craig Gilbert: asked if there were any questions regarding the Gilbert plan.

Violet E. Gilbert Estate Subdivision Plan Ref# 290, 076, 00-033

Darrin Foster of LJH presented the Gilbert plan showing the lettered ROW's ROW "A" will access lots "#2, 3, and 9. ROW "B" will access lots #6, 7 and 8. A maintenance agreement was added as well as a note saying Lot #8 could only be accessed by Row "B"

After a short discussion by the WTPC a motion was made to add 2 additional notes.

1. Add well isolation area for Lot #2
2. Add note Lot#1 cannot be accessed by ROW "A"

Annette made the motion, Barb 2nd, all in favor.

Vogel Subdivision Plan Ref # 290, 076, 00-033

Darrin Foster of LJH presented the Vogel plan showing the building setback line on the R.R

Note 8 was also added saying all unsold lots would become part of Lot #33 after a 2 year period.

An additional AOR Section 401-A5 pertaining to the 3 lots on a private ROW was also added.

John Madden recommend we add to the plan if Lot #33 becomes a building lot with a residential dwelling the ROW must be brought up to Twp specifications.

A plan purpose should also be noted on the plan.

A motion was made to add AOR Section 401 A5 by Bob, Annette 2nd, all were in favor.

A motion was then made to accept the plan as final pending AOR and additional notes. Bob made the motion Barb 2nd, all in favor.

Discussion:

With the Floodplain Management Plan being very lengthy, our engineer as well as the county look it over and brief us on what action we should take.

The letter we received has a May 16, 2009 deadline date noted.

John Madden also noted we were granting a lot of AOR's and doesn't think this is in our best interests. He also had some concern on "Non Building Lots" saying a lot is a lot once we create it. These are some of the things we decided to look at during future meetings.

Our annual reorganization meeting then began.

Bob made a motion to nominate Paul as chairman, Annette 2nd, all were in favor.

A motion was made for Secretary,

Dave and Annette agreed to share the position for 2009, all were in favor.

The Final Motion of the evening was for adjournment, Dave made the motion, Bob 2nd and all were in favor.

The meeting adjourned at 8:46 PM

Respectively Submitted,
David Mills

