

# Wheatfield Township Planning Commission

1280 New Bloomfield Road  
Phone 717-834-5467

New Bloomfield, PA 17068  
Fax 717-834-0157

## Meeting Minutes March 9<sup>th</sup>, 2009

**Attendance Members:** Paul Finkenbinder, Dave Mills, Barb Zeigler, Bob Rhoades and Annette Mullen

**Attendance Others:** Dianne Dahlin, Joe D. McNaughton, Jeff Beinhower, Joyce Swain, Ron Swain, Robert Hines, Barry Shrope, John Madden (Madden Engineering), and Mike Kmiechnski (TCPC)

Meeting called to order by Paul Findenbinder at 7:16 PM

Consideration of previous minutes:

February 9<sup>th</sup>, 2009

Bob/Barb

All Accepted

**Communication:** A handout was given to the WTPC of the Wheatfield Township elected and appointed officials for 2009.

**Flood Plan:** Reviewed the Flood Plan Ordinance put out by the PA Department of Community & Economic Development-“Suggested Provisions Meeting the Minimum Requirements of The National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (1878-166) Section 60.3(d), March 2007”

This ordinance was prepared to help municipalities meet the requirements of the National Flood Insurance Program and the PA Flood Plain Management Act.

Reviewed Maps of Wheatfield Township Flood Insurance Study.

Listed below are the revisions to the “Suggested Provisions”.

-page 3 keep Subsection C Section 2.01

-page 5 keep subpart a of Section 2.02 C.4

-page 6 delete Section 2.03, but check with the Conservation District what they recommend.

-page 7 delete Fee Section 2.09. Recommend to resolve by resolution.

Check with solicitor if foreseen problem taking fee schedule out.

-page 10 keep Subsection 3.01 C.

-page 12 delete Section 4.01 subsection C.2.

- page 13 keep Section 4.02 subsection A and B
- page 14 leave Subsection 402C. as is.
- page 15 keep Subsection 4.02 D.
- page 20 delete Subsection 4.04 C.
- page 21 keep Subsection 4.05 A. and delete Subsection B Section 4.05
- page23 keep Section 5.00 as is.
- page 28 keep Subsection 6.01 D. & E.
- page 30 keep Subsection 7.01 C.

**Action:** Recommend to accept Flood Plan Ordinance “Suggested Provisions” with changes as outlined above.

Annette/Bob

All Accepted

**Discussion:**

Flood Plan Ordinance to be reviewed by the Perry County Planning Commission and Wheatfield Township Solicitor. If no changes needed then a Public Hearing concerning the new ordinance needs to occur prior to the Supervisor’s meeting May 4<sup>th</sup>, 2009. This should enable the township to comply with the National Flood Insurance Program within the dateline of May 16<sup>th</sup>, 2009.

**Public Comment:**

Dianne Dahlin hopes that the Planning Board will review the Flood Plan again after the County and the Township Solicitor review the plan.

**Motion to Adjourn**

Bob/Barb

All in Favor

Adjournment time 8:59 pm

Respectfully submitted by, Annette Mullen

**nson Subdivision Plan ref#209-090,00-052**

**Discussion:** Rettew Project No. 08-04409-006

Submitted as a Final Plan.

Purpose of this plan is to create a three lot subdivision lot #2 having an existing well & septic system. Lot #3 will create as non-building lot.

Reviewed PCPC comments.

Darrin Foster requested 4 AOR's : Section 406 Storm water Management, Section 309 B4 Erosion & Sedimentation Control on the premise there was no proposed earth disturbance or buildings, Section 309 A "22 x 17" Plan Sheet due to the size of the property, and Section 405 C "Soils Analysis, since there is no proposed earth disturbance or buildings

**.Action:** A motion was made to accept the 4 AOR's listed above.

Dave/Annette

All were in favor

**Action:** A motion was made to accept as a final plan with completion of: Rettew's Comment 6- At least four concrete monuments need to be placed along the road right-of-way, 2 on each side.

Rettew's Comment 7-The professional responsible for plan preparation needs to sign the plan.

Rettew's Comment 8 Certification of ownership and dedicatory statement shall be signed and notarized.

Dave/Barb

All were in favor

**Hoverter Foundation Subdivision Plan ref# 50,088.00-050-002,160,088.00-050.011, &290,088.00-050,000**

The purpose of this plan is to create one non-building lot, lot #2 containing 149.201 acres and the residual lot #1 containing 192.748 acres.

Darren Foster requested AOR's as follows:

Section 304- Preliminary Plan Procedures, since there is no proposed earth disturbance or buildings & plan meets Final Plan Requirements.

Section 406 – Stormwater Management, since there is no proposed earth disturbance or buildings.

Section 409- Erosion & Sedimentation Control, since there is no proposed earth disturbance or buildings.

Section 309.A. 11- Existing Contours at 5’ Interval, since there is no proposed earth disturbance or buildings.

Section 309. A.7- Required Property Map Scale of 1”=400”, to allow 1”=600’ due to the size of the property.

Section 401.A.5- Required 50’ Private Right of Way Width &

Section 405.B-Design Standards, to allow a 30’ Private Right of Way.

**Discussion:** In depth discussion pursued mainly on AOR Section 401.A.5 & Section 405.B concerning the 30 ft. right-of-way request.

WTPC’s main concern is creating a problem with future Subdivision Plans by setting precedence with accepting an AOR’s for less than a 50’ right-of-way and what legal implications would be created for future Subdivision Plans.

Paul gave Solicitor’s feedback.

Reviewed WTZO’s comment from the August 12<sup>th</sup>, 2008 minutes- Les Nace recommends having a 30’ ROW to deter future development on the Residual Tract.

30 ft. right-of-way would still enable 3 lots, but no more.

Section 405. B. 3 reviewed by group.

ROW exists now as an old logging trail.

Comment made the state only requires a 33’ ROW.

The Hoverter Foundation requested to the WTPC & Board of Supervisors a 90 day time extension on the Subdivision Plan.

**Action:** A motion was made to accept all AOR’s presented as Final.

Annette/Barb

In favor-Annette and Barb

Opposed- Dave/ Paul

Motion not carried.

**Action:** A motion to accept the request for a 90 day extension on the Hoverter Foundation Subdivision Plan.

Dave/Annette

All in Favor

**Discussion:** Annette had concern/questions concerning the Municipal Planning Advisory Service due to PCPC comments have been consistently less detailed than Rettew’s comments. Is this service the same as PCPC? g Jim Fuller provided booklet with information on other

Municipalities/Townships that use the Municipal Planning Advisory Service.

Motion to Adjourn

Barb/Dave

All in Favor

Adjournment time 8:30 pm

Respectfully submitted by, Annette Mullen