

Wheatfield Township Planning Commission

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Meeting Minutes May 11, 2009

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

Attendance Others: Delbert Martin, Joe D. McNaughton, Joyce M. Swain, Bob Hines, Bob Foltz, Jim Fuller, John Madden (Madden Engineering), and Mike Kmiechnski (TCPC)

Meeting called to order by Paul Findenbinder at 7:01pm

Consideration of previous minutes:

April 13th, 2009

Annette/Paul

All Accepted

Discussion:

Home business within Wheatfield Township was discussed

No future planning exists at this point – no Comp. Plan.

Present commercial areas include Mecks Corner, Henry's Butcher Shop, Wright's Auto Sales and Bruce's Furniture.

John Madden provided the planning commission members a township zoning ordinance that allowed rural occupations and home occupations in an agricultural zone area.

John Madden commented that developing a comp plan and revising zoning ordinances could take up to two years.

Paul asked input from the Supervisors on history of seeking a comp plan and the number of inquires for home businesses. Jim Fuller informed Planning Commission that Lester Nace the Zoning Officer could better inform the Planning Commission on the number of inquiries of home businesses.

Further discussion occur concerning the feasibility of changing the Planning Commission meeting night due to Lester Nace not being able to make the meetings and the school board meeting on the same night.

Action-

Check with Lester Nace if he could meet the second Tuesday of the month with the Planning Commission.

Check with Lester Nace concerning inquires of home businesses that exist in Wheatfield Township.

Review the zoning ordinance provided by John Madden as an example that allows home and rural occupation handout in an agricultural zone

Public Comment:

Delbert Martin talked to Lester Nace concerning starting a small business at his home which is located along route 274 that is zoned Neighborhood Commercial. This business would provide sales and service for lawnmowers, Stahl chainsaws, small generators, trimmers, etc...

He was told by Lester that sales would be permitted but service would need a variance. Mr. Martin sought a lawyer and he was advised Mr. Martin to apply for a Conditional Use.

Further discussion between Mr. Martin, Planning Commission, John Madden, and Mike Kmiechnski on Article X Neighborhood Commercial District and Mr. Martins request for Conditional Use.

John Madden suggested to Mr. Martin to apply for a Conditional Use. Also, to hire a professional such as a lawyer or engineer to present his case to the planning commission. Also, to provide a sketch plan with suggestions like screening from neighbors, hours of business, anything that would aid in providing information in how the business would impact his neighbors.

Supervisors can impose conditions of the proposal for approval.

Zoning officer enforces not the Supervisors

There would need to be a Conditional Use meeting- a special hearing.

This would be the first Conditional Use application for Wheatfield Township. John Madden will provide Mr. Martin with an application for Conditional Use in the Neighborhood Commercial District.

It will be up to the Supervisors to act on.

John Madden and Mike Kmiechnski pointed out that Article X Section 1002- Permitted Uses makes all of Neighborhood Commercial District Conditional Uses – it's all restrictive.

Joe McNaughton would like the Planning Commission to look at the use of availability of AG land use due to the limited amount of commercial areas in Wheatfield Township. There exists a bigger issue then just what we see. . . a variance is \$500 which can be hard. . . a need to loosen the rope a little bit especially when there is space available.

Jim Fuller neighbors can be a problem with the variance process . . . one neighbor can put a hold with no reasonable explanation.

Motion to Adjourn

Bob/Dave

All in Favor

Adjournment time 8:10 pm

Respectfully submitted by, Annette Mullen