

Wheatfield Township Planning Commission

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Meeting Minutes July 13th, 2009

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

Attendance Others: Delbert Martin, Dianne Dahlin, Joyce Swain, Ron Swain, Darlene Johnson, Kent Johnson, Bob Hines, John Madden (Madden Engineering), and Mike Kmiechnski (TCPC)

Meeting called to order by Paul Findenbinder at 7:04 pm

Consideration of previous minutes:

Annette asked to strike sentence "Since we now have.....reviewed by both."
June 9th, 2009 Barb/Annette All Accepted

Communication:

Paul received a memo from the Perry County Planning Commission that they are offering 3 Summer Outreach Meetings for the Plan Development Sections. The purpose of the meetings is to interact with municipal officials and public stakeholders on current activities of the Perry County Planning Commission and Tri-County Regional Planning Commission in regards to regional growth.

Discussion - Darlene and Kent Johnson's property "change of use":

Johnsons provided information that their property is in the process of being purchase by the Electricians Union for a training center for electricians. It would consist of classrooms, hands on training, working on big turbines. The property being purchased is Lot 1 (9.058 acres) and Lot 2 (7.363 acres) of subdivision plan #290-090.00-052 submitted on 10-29-08. The purchaser who is from Harrisburg was not present to answer questions concerning details about the school. Questions raised - "how much parking available", "how many students at a time", "need for a highway occupancy permit". Information provided from the Johnsons was the school would be open four

days a week as they understood. The SEO officer approved the sand mound to hold up to 25 people in that building. John Madden thought that parking might be an issue due to present ordinance. Lester Nace approved change of use as per zoning Article VI Section 602.H. Lester's note to the Planning Commission stated: "The Johnson property on Loshes Run which is being looked at by the Electricians Union is O.K. as per Article VI 602.H. I have no other concerns about the site or the Union's intent with what I've been told so far."

Discussion- Information provided at Penn Township Meeting with possible joint venture with Comp Plan-

Rettew quoted Penn Township \$30, 000 but no guaranteeing amount if another township comes aboard. There also would be additional fees attached for example a fee to look at existing comp plan. Frank from Rettew will be talking with our Supervisors. Wheatfield Township's existing comp plan is from 1974. The WTPC are all in agreement that an updated comp plan is needed for Wheatfield Township. Paul stated the Perry County Comp Plan should be used as a guide in developing a new comp plan for Wheatfield Township just recently updated in 2007. There was concern voiced among the Planning Commission that Penn Township was locked in with Rettew without considering other engineering firms. Annette suggested checking with other surrounding townships such as Carroll Township if unable to join Penn Township in developing a comp plan. Recommendation from the WTPC to the Wheatfield Township Supervisors is to consider joining Penn Twp. in developing a comp plan, but process would need to be open for bids. Also, to check with other neighboring townships like Carroll Township on interest in joint comp plan development.

Discussion- regarding Neighborhood Commercial

It was decided to discuss neighborhood commercial issues at next month's Planning Commission meeting.

Cramer Subdivision Plan-

There was no one representing the Cramer subdivision plan at the Planning Commission meeting. There continues to be several outstanding engineering and county comments. Also, no AOR's have been requested in writing. The main comment that has not been address is the proposed access to a new lot via the existing private right-of-way, the right-of-way will need to be upgraded to township standards. Only three lots may be serviced by a private right-of-way (401.A.).

Recommendation for disapproval unless time extension granted and approval granted from township supervisors at 8/3/2009 supervisor's meeting.

Action - Dave/Barb All in favor

Discussion- Delbert Martin's Conditional Use Application

Mr. Martin presented a hand written sketch plan of a proposed retail and service business that involves lawn mowers, chainsaws, and trimmers.

Information provided from sketch plan is as follows:

- number of employees self
- one dusk to dawn light
- hours of operation Monday thru Friday 7am-9pm
Saturday 8am-2pm and Sunday closed
- building 24' x36' with future expansion 40' x 60'
- building 1/3 shop and 2/3 sales
- 12' x 20' storage shed
- Sign 2' x 3'

Planning Commission/engineer comments as follows:

- suggested to change lighting to hours of operation
- show well and septic location of neighbors
- add setbacks needed especially for future expansion
- plan shows 25' wide driveway needs permit
- dimensions of parking spots
- location of trash dumpster check with trash removal
- add tax parcel number to plan
- sight distance added to driveway exits onto a state road

- request for waiver from Land Development Plan
- issues with oil storage which is being used for furnace
- Sketch plan not to scale

WTPC advised Mr. Martin to fill out his Conditional Use Application completely that he received from the township. Then to forward application to the Zoning Officer Mr. Nace for review.

Public Comment:

Dianne Dahlin asked the Planning Commission if we would accept a plan sketch that was not to scale. This was in regard to Delbert Martin's sketch plan.

Joyce Swain voiced concern and the need to address storage of outside mowers and equipment in regards to Delbert Martin's conditional use application.

Motion to Adjourn

Dave/Barb

All in Favor

Adjournment time 8:35 pm

Respectfully submitted by, Annette Mullen