

Wheatfield Township Planning Commission

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Meeting Minutes August, 10th, 2009

Attendance Members:

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

Attendance Others:

John Madden (Madden Engineering) Mike Kmiechnski (TCPC) Johanna Rehkamp (Twp Solicitor) Rich Wagner, Scott Cramer, Brian Weibly, James Neiswender, Bob Hines, Sam Garula, Diane Dahlin, Darrin K. Foster (LJH) Jim Fuller, Les Nace, Barry Schrope

The meeting was called to order by Paul at 7:02 PM

The minutes from July 13th, 2009 were approved as presented
Bob made the motion to approve, Barb 2nd, All were in favor.

Agenda:

Cramer Subdivision
Correspondence
Discussion on Meeting Night

Correspondence:

The WTPC received a letter dated July 22nd, 2009 from the Penn Twp. Planning Commission asking us to a workshop August 17th, 2009 to discuss a joint Comprehensive Plan.

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Darlene & Kent Johnson Plan:

The “change of use” to an Electricians Union Training Center was approved by the B.O.S. at the August 3rd, 2009 meeting. Brian Weibly and James Neiswender were present to represent the union. They discussed with the WTPC what their plans were and several things they would be doing.

Brian Weibly also stated classes would be held 3 days a week but someone would be staffing it 5 days a week.

Jim Fuller asked when they planned to start classes. The representatives did not expect anything to start before Labor Day.

R Scott Cramer Subdivision:

A 90 day extension was granted to this plan at the august 3rd, 2009 B.O.S. meeting.

Darrin Foster (LJH) presented the plan and to answer many of the WTPC concerns.

A lengthy discussion over clarification on the outstanding items ensued in which Rick Wagner addressed.

Zoning comment #1 was addressed June 24th 2009

Zoning comment #3 will be addressed with a “Cramer to Cramer” document as recommended by our Solicitor.

Land Development #3 will show 50’ ROW upgrade needed.

Land Development #5 Since this has been existing at least 21 years “Adverse Possession” can be used to obtain ownership.

Les Nace also recommended that the plan clean up the setback lines and to center the ROW back to the Miller Property.

A motion was made to grant the 3 AOR,s (#301, #406, and #409)

Bob made the motion, Annette 2nd, All were in favor.

A second motion was then made to approve the plan as Final as per our recommendations.

Bob made the motion Barb 2nd, All were in favor.

Delbert Martin “Conditional Use Application”

Mr. Martin was not present but Les Nace said he had spoken to him and answered some questions he had on his application.

Discussion:

Paul requested that the WTPC read over the model draft of Zoning Uses for discussion at our September meeting.

Change Of Meeting Night:

The WTPC discussed with Les our availability to change our meeting night. He stated he does not want us to have to change our meetings, but will try to work with us. Some of the discussion was that Les might be more helpful at PC meetings than at the Supervisors meetings. It was also requested that Les notify the PC, through Vicki, of any comments he has on future plans. It was also requested that the comments also be sent to the surveyor.

The WTPC also discussed drafting a form letter to send to Surveyors in the future. Paul and Dave said they will try to work on this.

Public Comment:

Though some public input was spoken during the meeting, nobody chose to speak during this time.

With no further business to discuss a motion was made to adjourn at 9:20 PM Barb made the motion, Bob2nd, All were in favor.

The next meeting will be September 14th, 2009 at 7:00 PM

Respectively Submitted: Dave Mills