

Wheatfield Township Planning Commission

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Meeting Minutes September 14th, 2009

Attendance Members:

Paul Finkenbinder, Dave Mills, Bob Rhoades, Barb Zeigler

Attendance Others:

John Madden (Madden Engineering) Mike Kmiechnski (TCPC) Diane Dahlin, Joyce Swain, Ron Swain, Jim Fuller, Darrin Foster (LJH) Joe D McNaughton Jr.

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

Agenda:

Consideration of August 10th, 2009 Minutes

Correspondence

Joe and Gwendolyn McNaughton Plan

Report from Dave on Penn Twp Joint Comp. Plan meeting

The minutes from August 10th, 2009 were approved as presented
Bob made the motion to approve, Barb 2nd, All were in favor.

Correspondence:

The WTPC received a letter that the Joint Comprehensive Plan meeting with Penn TWP. will be September 22nd, 2009 at 7:00 PM in the Penn TWP. municipal building.

Joe and Gwendolyn McNaughton Plan

Darrin Foster (LJH) presented the Plan. There was some discussion on the requested A.O.R.'s John recommended we honor these since the plan has already been approved as Preliminary. John also recommended we add several deferral notes to the plan regarding the A.O.R.'s Section 309 B4, and Section 409, as well as Section 406 would be required before any Zoning/Building Permits would be issued to Lot# 2,3, and 4

The County Comments were also addressed by an A.O.R. Section 309A which is Plan Sheet Size, and Minimum Plan Scale.

Les Nace commented that Lot#2 does not show a well isolation area and the driveway does not meet sight distances.

Joe explained that the well is directly under the Mobile Home on Lot#2 As far as the driveway no changes are being made.

There was also some discussion on a strange circle on the Plan. Darrin couldn't explain it and said it was left there accidentally and will be removed. Barb questioned why the plan was not complete and if Darrin had reviewed it after the latest comments. He could not really answer but stated he will be more thorough in the future.

A Motion was then made to approve the plan as Final with the corrections and deferral notes we recommended.

Bob made the motion, Dave 2nd, Paul voted in favor, Barb voted against The Motion carried, This Plan will now go to the Supervisors as Final.

Dave reported on the meeting with Penn TWP. on August 17th, 2009

The Penn TWP. P.C. noted that they are not "locked in" with Rettew on the Comprehensive Plan and are willing to try to work with us.

We also discussed using the County Plan to narrow down some questions and differences.

It was recommended that the P.C. members as well as the Supervisors attend a joint meeting together on September 22nd, 2009

The WTPC then had a short discussion on Conditional Use Plans.

It was decided to look it over for another month before making any recommendations.

Public Comment:

Joe McNaughton Jr. Thanked the WTPC for approval of his Plan.

Jim Fuller; Recommended that the WTPC look at our Cell Tower section, Some of his questions were R.O.W. criteria as well as where they are permitted.

The WTPC agreed to look into this area as well.

The WTPC also requested that County Comments be E Mailed to members in the future.

With no further business a motion was made to adjourn at 8:15 PM
Bob made the motion, Paul 2nd, All in favor.

The next meeting will be October 12th 2009 at 7:00 PM

Respectively submitted; Dave Mills