

Wheatfield Township Planning Commission

1280 New Bloomfield Road
Phone 717-834-5467

New Bloomfield, PA 17068
Fax 717-834-0157

<http://www.wheatfieldtwp.com>

Meeting Minutes November 9th, 2009

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

Attendance Others: John Wilson, Jim Wilson, Bob Hines, John Madden (Madden Engineering), Mike Kmeichnski (TCRPC)

Meeting called to order by Paul Findenbinder at 7:02 pm

Consideration of previous minutes:

October 12th, 2009

Barb/Paul

Discussion:

WTPC members were provided a copy of the Citizens Advisory Committee report that was presented at the September's Supervisors meeting. The WTPC members will discuss the report at the next planning commission meeting after reviewing.

A discussion began concerning the need for an up to date comp plan for Wheatfield Twp. The present Wheatfield Twp. Comp Plan is from 1974.

- A list of planning consultants and a copy of a consultant selection process for the Valleys Regional Comp Plan was provided by Tri-County Regional Planning Commission.

-Tri- County Regional Planning Commission could be a possible planning consultant but only if the contract with Wheatfield Twp. was renewed since they are a government agency. Tri-County has 8 planners on staff.

-John Madden suggested starting with a "Request for Proposals". . .pick 3-4 proposals then have them present to the WTPC. . .ask questions . . .make sure you are interviewing the actual planners who will be working on Wheatfield's Comp Plan. What is important in a Comp Plan- updated Land Use Maps and Future use Maps.

-Check the Municipalities Planning Code if guidelines are provided for development of a Comp Plan.

A recent variance submitted to the Wheatfield Zoning Hearing Board was another request for starting a small business which was passed by the Wheatfield Twp. Hearing Board. Paul informed the members of an amendment to the MPC 603 zoning ordinance concerning home based businesses:

2002-43 Amendment requires that “no-impact” home based businesses be permitted by right in all residential districts- term has defined in 107.

Next discussion on Conditional Use.

- add applicant’s consultant to application
- change wording to “site plan” from “developing plan” on application.
- Our application –add some details from draft and Madden’s sample
- Conditional Use in our Districts- use a schedule similar to model ordinance
- Criteria – Wheatfield and Model application very close
- Procedural Process include some points from model ordinance
- MPC gives direction to the governing body. Add in accordance to the MPC most recent amendment
- Mike Kmeichnski will send by email each WTPC member the word document for the chart on Zoning Districts Permitted Uses.

Development of the Conditional Use Application will continue at the next WTPC meeting.

Barb and Bob plan on attending Penn Twp’s meeting on burial plots next week. The meeting is about decreasing the amount of acres from 5 to 3 for burial plots on private property.

Discussion on addressing inquiries about the feasibility of a cell tower at Wagner Park due to its very limited cell reception

Mike Kmeichnski recommended not changing the parks zoning to open space because it is too restrictive. Cell Towers are only permitted in AR district -1402 in zoning book page 19. Also, a condition exists from the DCNR that cell towers could not be erected on the land purchase from grant money.

Public Comment:

John Wilson thought that Larry Brajkovich Subdivision Plan was going to be presented by Lou Harford this planning meeting. Paul advised John that

the plan needs to be submitted to the township nine days prior to the meeting in order for the WTPC to review the plan. Paul advised to check with the township prior to the meeting which is the second Monday of the month.

Motion to Adjourn

Dave/Barb

All in Favor

Adjournment time 8:15 pm

Respectfully submitted by, Annette Mullen