

Wheatfield Township Planning Commission

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<http://www.wheatfieldtwp.com>

Meeting Minutes December 14th, 2009

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

Attendance Others: John Wilson, Jim Wilson, Bob Hines, Joe Burget
(Burget & Associates Inc.), Darrin Foster (Harford Surveying), Jerry
Philpott, David Wilson, Larry Brajkovich, John Madden (Madden
Engineering), Mike Kmeichnski (TCRPC)

Meeting called to order by Paul Finkenbinder at 7:08 pm

Consideration of previous minutes:

November 19th, 2009 Dave/Paul All Accepted

Communication:

Paul passed around the Tri-County Regional Planning Commission
Newsletter. Paul pointed out from the newsletter that Wheatfield Township
from 2000-2008 had a 176 population growth.

Perry County Association of Townships Officials will be sponsoring
workshops for township officials at Greenwood Elementary School on
February 27th, 2010. A session on Perry County Greenways, Parks,
Recreation and Open Space Study, "What is It?" is open to the WTPC.
Contact Vicki if you are planning on attending by January 20th, 2009.

Philpott Subdivision Plan Ref #290,116.00-026.000

Joe Burget presented the Philpott plan. This plan is proposing a lot that is
9.810 acres which is referred to as Lot 3 on plan from the remaining tract of
88.69 acres which is referred to as Lot 1 on plan. There is an existing
driveway that accesses proposed Lot 3 now from Glutz Hole Road.

Perry County Subdivision/Land Development's comments, John Madden's
comments and Lester Nace's comments were all reviewed and addressed.

Madden's comment 8 addressed. The bank will be shaved off to gain sight distance for 200ft.

Dave questioned granting the waiver concerning Storm Water Management and asked for John Madden's input. John felt since the driveway was existing and the proposed construction is to the back of the property that this would not create a problem.

Joe Burget requested four AOR's:

1. Section 306 Preliminary Plan Processing Procedures, to allow the plan to be submitted as a "Final"
2. Section 309.A Sheet Size, a allow a sheet size of 24x36 inches
3. Section 406 Stormwater Management, due to minor earthmoving and construction
4. Section 309.A.7. Property Map Scale, to allow relief from stated property map scale

Action: A motion was made to accept the 4 AOR's listed above
Bob/Dave All were in favor

Action: A motion was made to accept Philpott's Subdivision plan as a final plan.
Annette/Bob All were in favor

Brajkovich Subdivision Plan Ref # Tax Map number missing on plan

Darren Foster from Harford Surveying presented the Brajkovich plan. The plan is proposing an additional lot that is 11.434 acres referred to as Lot #5 on plan.

Majority of the County, Engineer and Zoning Officer's comments are related to 50 foot right away accessing Lot 5. This plan is proposing a fourth lot using a private r/w. Section 401.A.5 states that further subdivision shall not be permitted unless the initial private r/w are designed and improved in accordance with all applicable construction standards.

The state did a preliminary review if a driveway was feasible coming off Lot #5 directly on to Dellville Road, but due to the speed limit of 45 there was not enough site distance. John Wilson pointed out that the state checked the site distance of the 50ft. right away and that it did meet site distance requirements.

There is presently 2 right ways that access Larry Brajkovich's farm- a 16ft. R/W coming off of Evergreen Road in Carroll Township and a 50ft. R/W coming off Dellville Road in Wheatfield Township.

Larry Brajkovich ask what his options were at this point.

One option was to move the property line of a Lot #5 to include the 50ft. right away. This would only leave Mr. Brajkovich with the 16ft. R/W to access Lot #1 118.218 acres from Evergreen Road.

Second option was to upgrade the 50ft. right away to a street. This would mean 20ft. for the cartway and 5ft. shoulders each side, and paved.

Discussion continued regarding requirements of a street- possible slope issue 12% for a minor street, storm water management plan, erosion and sedimentation control measures, contours that exist.

Mr. Brajkovich stated he wanted to keep ownership of the 50ft. right away.

Annette asked Darrin if an additional 50ft. right way could be created to access Mr. Brajkovich's Lot #1 since he owns an additional parcel of land surrounding this subdivision that continues on Dellville Road and Evergreen Road. Darrin stated he would have to look at it but it might be possible.

Mr. Brajkovich asked if there were any other major problems with the plan.

John Madden brought up the requested 25ft. easements. WTPC all agreed that the driveways off the right away should be "cleaned up" to Wheatfield Township design standards and not grant the easements so that further problems would not occur in the future.

Discussion on the Conditional Use Application will be deferred until next's month's Planning Commission meeting.

Public Comment: none

Motion to Adjourn

Bob/Barb

All in Favor

Adjournment time 9:15 pm

Respectfully submitted by, Annette Mullen