

Wheatfield Township Planning Commission

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Meeting Minutes
January 11th, 2010

Attendance Members:

Paul Finkenbider, David Mills, Annette Mullen, Bob Rhoades, Barb Zeigler

Attendance Others:

John Madden(Madden Engineering) Jim Fuller, Darrin Foster(LJH) John Wilson, Wayne Martin(Reager & Adler,PC)

Agenda:

Consideration of December 14th 2009 Minutes
Reorganization
Brajkovich Subdivision
Conditional Use-Workshop Dates
Comprehensive Plan Discussion

The December 14th, 2009 minutes were approved as presented.
Bob made the motion, Barb 2nd, All were in favor.

The WTPC then had its annual reorganization.
Bob Rhoades made a motion for Paul Finkenbinder to remain as Chairman, Annette Mullen 2nd, All members in favor.
After a short discussion it was decided that Dave Mills would be secretary and Annette Mullen would be an alternate. All members were in favor.

Paul passed out the 2010 Ethics Forms, they must be completed and returned to Vicki by April 1st, 2010.

Correspondence:

Neil Imes (PCPC) All county comments on the Philpott Subdivision have been addressed.
Madden Engineering; Review of The Philpott Subdivision Preliminary Plan
Madden Engineering; Review of the Brajkovitch Plan
Perry County Land Development also reviewed the Brajkovitch plan and had several comments.

Frank Chlebnikow extended an invitation to attend a meeting on Greenways and Open Space, February 25th, 2010 at the Penn Twp. Municipal Building

Discussion:

Brajkovitch Plan:

John Wilson Along with Wayne Martin questioned the WTPC on the 50' ROW as well as the amount of lots served. John Wilson also presented another drawing he had obtained showing differences from the plan submitted to the WTPC.

Mr. Wilson was again told that as of now 3 lots have access on this R.O.W. Adding another lot would be against our ordinance unless it is upgraded to Twp. Specifications.

John Madden added that the R.O.W. is only part of the issue, there are many A.O.R.s that would also need to be addressed.

The WTPC recommended that perhaps Mr. Brajkovitch should look into another R.O.W. to access his property, if he plans to subdivide.

Darrin Foster (LJH) requested a signature for the Brajkovitch plan Sewage Module, John Madden recommended no to this and all members agreed.

Conditional Use Discussion:

The WTPC Then began to look into supplemental regulation based on The Model Zoning Ordinance we received.

It was decided that we concentrate on several areas as they pertain to our Twp. Table 6-1 (columns 1 & 2), Table 6-2 (columns 1 & 2), Table 6-3 (columns 2 & 3), and Table 6-4 (columns 2 & 3).

All of us should check off items that pertain to our Twp. These will become the discussion items for future meetings.

Paul also requested we look over the Citizens Advisory Report and prepare to give a report to the Supervisors.

Other Action:

It was decided that our February meeting should address Conditional Use questions, The Citizens Advisory Report, and possibly some discussion on updating our Comprehensive Plan.

Visitors Comments:

Jim Fuller stated that David Mills was appointed to another term on the WTPC.

With no further agenda items or discussion a motion was made to adjourn at 8:51 PM. Dave made the motion Bob 2nd, All were in favor.

The next meeting will be February 8th, 2010 at 7:00 PM

Respectively Submitted,
David Mills