

Wheatfield Township Planning Commission

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Meeting Minutes
September 13th, 2010

Attendance Members:

Paul Finkenbinder, David Mills, Bob Rhoades, Jen Wilson

Attendance Others:

Darrin Foster (LJH) Joe Burget (Burget and Associates) Diane Dahlin, Ashley Jumper, Chad Jumper, Lenny Jumper, Julie Reeder, Bob Hines, Cory Fleisher, Judy Fleisher, Annette Mullen

Agenda:

Consideration of August 23rd, 2010 Minutes
Correspondence
Jumper Plan
Smith Plan
Fleisher Plan

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

The August 23rd, 2010 Minutes were approved as presented. Bob made the motion to approve, Paul 2nd, All were in favor.

Correspondence:

The WTPC received confirmation on attending the upcoming Planning and Zoning workshop in Marysville. The dates are Sept. 30th, Oct. 7th, and Oct. 14th, 2010 from 6:00 to 9:30 PM.

Discussion:

Jumper Plan:

Darrin Foster (LJH) presented the Chad Jumper Plan.

Some questions arose about the plan still showing 2 lots, This was approved as a Lot consolidation on an earlier Plan.

John had concerns over verbage on the Deed, and the lots still being shown as #4 and #5 on this latest plan.

His recommendation was a review by the Twp. Solicitor on the Deed language.

Lester had 2 comments that were addressed.

Several AOR's were also requested and reviewed.

A motion was then made to approve the AOR's with the exception of issues concerning Contours and Storm Water Management. Bob made the motion, Paul 2nd, All were in favor.

Next a motion to Table this Plan until outstanding issues have been addressed was made. Bob made the motion, Jen 2nd, All were in favor.

Ida Smith Plan:

The next Plan discussed was the Ida Smith Plan. Darrin also presented this. They would like to enlarge some lots so they can be enrolled in "Clean & Green"

Lester had a list of comments that needed to be addressed. John also had several comments.

Most of Lester and Johns comments were then addressed by Darrin. There was some concern over the Sewage Module and testing for this updated Plan.

It was decided to refer this to our SEO.

Several AOR's were also requested and discussed for this Plan.

A motion was then made to approve the AOR's with the exception of issues concerning Storm Water Management. Dave made the motion, Bob 2nd, All were in favor.

Next a motion to Table this Plan until more information is presented and outstanding issues are addressed was made. Bob made the motion Jen 2nd, All were in favor.

Judy K., Heath and Cory Fleisher Plan:

Joe Burget (Burget and Associates) presented this Plan.

A visit to the site by our Zoning Officer found that a large portion of this work has already been completed but no Permits were ever issued by the Twp.

According to Lester the addition of a new bedroom would exceed the capacity of his Sewage System. He also noted that this Plan is an attempt to come into compliance with the Twp.

After a discussion with everybody involved, The WTPC decided that a Land Development Plan for this is not required based on interpretation of Lester's comments.

It is the recommendation of the WTPC that this issue should be handled through general Building and Zoning regulations.

Other Action:

Due to time constraints no further work was done on our RFP to update the Comp. Plan.

It was decided to schedule a work session to finalize the RFP on September 20th, 2010 at 7:00 PM

A discussion on changing our meeting night was also tabled until all members are present.

Visitors Comments:

None

With no further agenda items or discussion a motion was made to adjourn at 10:02 PM. Bob made the motion Jen 2nd, All were in favor.

The next meeting will be a work session on the RFP on September 20th, 2010 at 7:00PM.

The next regular meeting will be October 11th, 2010 at 7:00 PM.

Respectively Submitted,
David Mills