

Wheatfield Township Planning Commission

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Meeting Minutes
February 14th, 2012

Attendance Members:

Paul Finkenbinder, David Mills, Bob Rhoades, Jen Wilson

Attendance Others:

Michelle Brummer (Gannett Fleming) Joe Burget (Burget and Associates Inc.) Jim Fuller, Lester Nace, Bob Hines, Barry Schrope

Agenda:

Consideration of the January 10th, 2012 minutes
Correspondence
Twp. Subdivision Plan
Comp. Plan Review
Visitors Comments
Adjournment

The meeting was called to order at 7:00 PM by Paul Finkenbinder.

The January 10th, 2012 minutes were approved as presented.
Bob made the motion for approval, Jen 2nd, all were in favor.

Correspondence:

A copy of all current Twp. Officials, both elected and appointed.
A letter of resignation from Barb Zeigler
A copy of an editorial from David M. Sanko (PA State of Twp. Supervisors) concerning loss of individual Twp. control
A notice that Financial Statement Forms need to be returned by April 1st, 2012

Discussion:

The first item discussed was the Twp. Subdivision Plan.
Joe Burget (Burget and Associates Inc.) began with the purpose of the plan which is to consolidate the Twp. building lot with the additional lots that were purchased and a small strip of land that appeared during the survey, into one parcel.
Joe then went through the County, Engineering, and Zoning comments which were all addressed.

Paul questioned the setback lines of 50' on Holland Lane. After some review it was decided that this should follow side yard setbacks and be reduced to 20'.

The plan also requested 6 AOR's that were then discussed.

After some discussion a motion was made to approve the AOR's.

Jen made the motion to approve, Dave 2nd, all were in favor.

Next a motion was made to approve the plan as Final pending changes on the setback lines, signatures, and the surveyors' certificate.

Jen made the motion to approve the plan as Final pending changes, Bob 2nd, all were in favor.

Other Action:

Michelle Brummer (Gannett Fleming) then gave a progress report on the Comp. Plan Update.

She began with an Ordinance review and implications for the plan. We discussed some transportation issues along with Land Development concerns that could arise in the future and should be looked into. Also recommended was to strengthen home based business more than strip zoning areas and to CO OP with the neighboring Twp's. on central areas that would be more Business friendly.

Michelle also noted she is working on the Draft Plan and a Future Land Use Map draft which we will discuss at the April 10th, 2012 meeting.

The next item of discussion was a request from the BOS to look into the Twp. sign ordinance.

Jen stated that the ordinance is lengthy and covers many types of signage. It was decided to concentrate on size, digital messaging, and intensity.

Bob brought information from TCRPC and Paul provided information from Penn and Carroll Twp. on sign regulations.

These will be reviewed and discussed at our next meeting.

Visitors Comments:

None

With no further agenda items or discussion a motion was made to adjourn at 8:37 PM.

Bob made the motion to adjourn, Jen 2nd, all were in favor.

The next meeting will be March 13th, 2012 at 7:00 PM.

Respectively Submitted,
David Mills

