

## **Wheatfield Township Planning Commission**

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Meeting Minutes

May 8<sup>th</sup>, 2012

### **Attendance Members:**

Paul Finkenbinder, Dave Jenkins, David Mills, Bob Rhoades, Jen Wilson

### **Attendance Others:**

Vicki Jenkins, Annette Mullen

### **Agenda:**

Consideration of the April 10<sup>th</sup>, 2012 minutes

Correspondence

Discussion on Zoning Procedural Process

Visitors Comments

Adjournment

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

The April 10<sup>th</sup>, 2012 minutes were approved as presented.

Bob made the motion for approval, Paul 2<sup>nd</sup>, all were in favor.

### **Correspondence:**

Information from John Madden concerning lot size in relation to impervious surfaces such as parking lots, it was decided to review this with Michelle Brummer in relation to the Comp Plan.

An email message from Jason Finnerty concerning an outreach meeting at the Penn Twp. Municipal Building May 9<sup>th</sup>, 2012.

Bob and Paul said they would try to attend.

Newspaper articles concerning a York County golf course subdivision, and a rezoning debate at a former Wal-Mart site in Lancaster County.

### **Discussion:**

Paul passed out an outline he created showing changes of use in Zoning Districts, and the actions that result as defined by the MPC. The outline showed some of the differences between Variance, Special Exemption, and Conditional Use. It also showed which Governing Body hears each case and grants approval or denial.

Much of the questions arose after reviewing the Twp. sign ordinance and what is permitted and what is not.

The PC requested Vicki to obtain information from Penn Twp. on their procedures regarding signs.

John Madden will also be asked to provide any helpful information he might have concerning conditional uses.

Jen volunteered to report on the process and costs of the procedures that are required in each category of the outline.

**Other Action:**

Michelle Brummer was not present, and no discussion on the Comp Plan update was held.

The WTPC then began a discussion on Occupancy Permits with relation to submitted and approved plans being followed.

There seems to be some questions regarding Final Inspections and everything being completed as approved.

It has been brought to our attention that at least 2 plans that were approved are not being followed.

A lengthy and informative discussion then pursued and a decision was made to review this with Lester, and the COG to prevent anything like this in the future.

**Visitors Comments:**

None.

With no further agenda items or discussion a motion was made to adjourn at 8:22 PM.

Paul made the motion to adjourn, Jen 2<sup>nd</sup>, all were in favor.

The next meeting will be June 12<sup>th</sup>, 2012 at 7:00 PM.

Respectively Submitted,  
David Mills