

Wheatfield Township Planning Commission

1280 New Bloomfield Road

New Bloomfield, PA 17068

Phone:(717)834-5467

Fax:(717)834-0157

wheatfld@ptd.net

www.wheatfieldtwp.com

Meeting Minutes
August 14th, 2012

Attendance Members:

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

Attendance Others:

John Madden (Madden Engineering) Lester Nace, Randy Smith,
Thomas Palm (Palm Surveying)

Agenda:

Consideration of the June 12th, 2012 minutes

Correspondence

Smith Subdivision

Visitors Comments

Adjournment

There was no official meeting of the WTPC in July

The meeting was called to order at 7:04 PM by Paul Finkenbinder.

The June 12th, 2012 minutes were approved as presented.

Bob made the motion for approval, Dave J. 2nd, all were in favor.

Correspondence:

A note from TCRPC concerning upcoming training opportunities in September and November.

Discussion:

The first item discussed was the Smith Subdivision.

Randy Smith presented the plan. He began with the plan purpose which is to divide 1 lot into 2 lots.

Several questions arose concerning the existing well and septic system, an existing driveway, and existing houses.

John Madden (Madden Engineering) comments were then addressed, these included an HOP from Penn DOT for Lot 2, a new well added to serve Lot 1 since the existing well will be on Lot 2.

He also requested several notes be added to the plan, which were a sewage system for Lot 2 before an occupancy permit is issued, the 'house' on Lot 2 be referred to as a 'frame structure' and any earth moving on Lot 2 will need an E & S plan.

Lester Nace (Zoning Officer) comments were then reviewed.

They were, that the existing driveway should be blocked between Lot 1 and Lot 2, the date shown on the plan should be updated. Paving information for SR849 is not shown, as well as where the driveway paving ends.

He also questioned if the alternate sewage disposal location would have any effect on the adjoining land owner. Other comments were no utilities (Electric, Phone, or Cable) are shown, or a drainage easement. He also asked about a trailer on the parcel that was once inhabited.

Mr. Smith stated it has been removed.

The PCPC also had some comments which were a stream location not shown, and a sewage module for Lot 2.

Tom Palm (Palm Surveying) will address these comments and notes. He will resubmit the plan for Final review at our next meeting.

It was also noted that though this plan was submitted as a Final Plan it was reviewed as a Preliminary Plan and no action by the WTPC was taken.

Other Action:

Michelle Brummer (Gannett Fleming) was not present but a draft of the Comp. Plan was provided to all members for review.

Paul stated that he had talked to Michelle and she noted that we are still under budget. She wondered about holding another Public Information session or going straight to the Public Meeting before recommendation to the BOS.

The WTPC decided that no further information sessions were needed and are preparing for the final Public meeting to adopt the updated Comp. Plan.

It was also discussed whether any refunds or credits will be issued if the Final Plan comes in under the budgeted cost.

This will be looked into with Michelle.

Visitors Comments:

None.

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

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

The next meeting will be September 11th, 2012 at 7:00 PM.

Respectively Submitted,
David Mills