

Wheatfield Township Planning Commission

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Meeting Minutes
May 14th, 2013

Attendance Members:

Paul Finkenbinder, Dave Jenkins, David Mills, Bob Rhoades

Attendance Others:

John Madden (Madden Engineering), Lester Nace (Zoning Officer), Ben Kirk (Burget and Associates), Fred Noye, Frank Reidlinger, Frank Poust (Tom Palm Surveying), Paul Kregger

Agenda:

Consideration of the April 9th, 2013 minutes
Correspondence
Fred Noye/Franklin Reidlinger
Harold D. and Howard F. Zeigler Subdivision
Randy and Sharon Smith Subdivision
Comprehensive Plan Update
Visitors Comments
Adjournment

The meeting was called to order at 7:02 PM by Bob Rhoades.

The April 9th, 2013 minutes were approved as presented.
Dave J. made the motion for approval, David M. 2nd, all were in favor.

Correspondence:

A letter from DEP concerning approval of the Sewage Module for the Zeigler Subdivision.

Discussion:

The first item on the agenda was a presentation of a Subdivision Plan dated 1973 from Fred Noye and Frank Reidlinger. Frank stated he had reviewed this with Jason from the PCPC and everything appeared to be in order.

The WTPC made recommendations that the original Deed is needed as well as a Sewage Module and HOP permit for this to become a building lot. It was also noted that both a Zoning permit and a Building permit

would be required before any development takes place. Both thanked the WTPC for their time and information.

The next agenda item was the Harold D. and Howard F. Zeigler subdivision.

Ben Kirk (Burget and Associates) went over the revised plan. All outstanding issues were then addressed. The WTPC made a recommendation that the wording on Note #15 be changed.

Additional AOR,s were also requested and discussed.

A motion was then made to grant the additional AOR,s requested.

Dave J. made the motion for approval of the AOR,s Paul 2nd, all were in favor.

Next a motion was made to approve the plan as "Final" pending wording changes on Note #15 of the plan.

Dave J. made the motion to approve the plan as "Final" Paul 2nd, all were in favor.

The next agenda item was the Randy and Sharon Smith subdivision.

Frank Poust (Palm Surveying) reintroduced the plan that had been denied due to outstanding items.

These items were discussed and have been addressed. One item remained uncertain, this concerned the driveway portion of the plan. A barricade on the lot line was to be installed.

Frank argued that this would be a "hardship" for the Smiths to access their entire property which may or may not be subdivided.

John recommended that the barrier be installed prior to final approval.

The WTPC discussed this, and a motion was made that the barrier must be installed along with a Notary Seal and a change of wording on Note#10 on the plan. These will be required before Conditional Approval of the plan as "Final" would be granted.

Paul made the motion discussed, Dave J. 2nd, all were in favor.

Other Action:

Lester Nace (Zoning Officer) reported that he had investigated the reports of a possible salvage yard operating in the Twp. This was brought up and briefly discussed at our last meeting.

He stated that he had spoken to the individuals about concerns and issues regarding the sight. The operation is apparently finishing up and should be done in a month.

Lester also recommended that the WTPC look into ordinances or other measures for Twp. enforcement or protection in the future.

Bob reported that the PCPC Outreach meeting is scheduled for June 20th, 2013 from 7:00-9:00 PM at the Penn Twp. Municipal building.

He also reported that the School Board meetings are still not routine but no conflicts have arisen.

Bob also reported that the Comp. Plan Update was unanimously approved by the BOS at their May meeting.

Visitors Comments:

Paul Kregger asked how the Comp Plan would affect him and his property.

The WTPC briefly explained what the plan is, and what it does in regards to future planning in the Twp. It was also noted that items contained in the plan are only recommendations, any zoning action or ordinances would require action by the BOS.

With no further agenda items or discussion a motion was made to adjourn at 8:52 PM.

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

The next meeting will be June 11th, 2013 at 7:00 PM.

Respectively Submitted,
David Mills