

## **Wheatfield Township Planning Commission**

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Meeting Minutes

July 9<sup>th</sup>, 2013

### **Attendance Members:**

Paul Finkenbinder, Dave Jenkins, David Mills, Jen Wilson

### **Attendance Others:**

John Madden (Madden Engineering) Lester Nace (Zoning Officer) Tom Palm (Palm Surveying) Todd A. Lyons (Lyons Surveying LLC) Cathy Smith

### **Agenda:**

Consideration of the June 11<sup>th</sup>, 2013 minutes

Correspondence

Ida R. and Cathy L. Smith subdivision

Randy and Sharon Smith subdivision

Visitors Comments

Adjournment

The meeting was called to order at 7:03 PM by Paul Finkenbinder.

The June 11<sup>th</sup>, 2013 minutes were approved as presented.

Dave J. made the motion for approval, Jen 2<sup>nd</sup>, all were in favor.

### **Correspondence:**

A "Non Building Waiver" from DEP regarding the Randy and Sharon Smith subdivision.

A copy of the County Comments for the Ida R. and Cathy L. Smith subdivision.

### **Discussion:**

The first item discussed was the Randy and Sharon Smith subdivision. Tom Palm (Palm Surveying) had several questions on what is still needed for this plan to be approved. He noted that the requested barricade is now in place. Some issues regarding AOR's were then addressed and discussed.

The WTPC asked Tom to draft a list of AOR's that are commonly requested on plans. After a brief discussion 2 AOR's were requested and reviewed.

A motion was then made to grant the AOR's, Jen made the motion for the AOR's, Dave J. 2<sup>nd</sup>, all were in favor.

This plan had prior "Final Approval" and it was decided that no further motions were needed.

The plan was signed and forwarded to the BOS with the recommendation of "Approval" by the WTPC.

The next item discussed was the Ida R. and Cathy L. Smith subdivision. Todd A. Lyons (Lyons Surveying LLC) presented the plan. He began with the plan purpose which is to swap/add land between parcels to make them more desirable and conforming.

Some questions arose concerning a possible new lot that is being created with this plan. This lot would be a "Flag" lot which is not permitted.

Lester Nace (Zoning Officer) stated a driveway approved for an earlier subdivision plan has never been completed or used. He also questioned where a 2<sup>nd</sup> ROW on the plan came from.

Todd stated this information came from the courthouse records and is not part of his plan.

After more discussion the WTPC recommended that this plan should go before the Zoning Hearing Board for lot conformity and setback line clarification.

A motion was then made to "Table" this plan until further action is taken. Jen made the motion to "Table" the plan, Dave J. 2<sup>nd</sup>, all were in favor.

**Other Action:**

The Bradley and Diane Watts subdivision plan was approved by the BOS and signed by all parties involved.

David Mills reported he attended the PCPC meeting June 20<sup>th</sup>. He noted that he received some information on grant opportunities available through SEDA/COG that he will share with the Rec. Board.

**Visitors Comments:**

None

With no further agenda items or discussion a motion was made to adjourn at 8:40 PM.

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

The next meeting will be August 13<sup>th</sup>, 2013 at 7:00 PM.

Respectively Submitted,  
David Mills