

Wheatfield Township Planning Commission

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Meeting Minutes
January 14th, 2014

Attendance Members:

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

Attendance Others:

John Madden (Madden Engineering) Johanna Rhekamp (Solicitor)
Lester Nace (Zoning Officer) Joyce Swain, Ronald Swain, Michele Swain, Todd Swain, Herb Field, Barry Schrope, James L. Fuller, Annette Mullen

Agenda:

Consideration of the December 10th, 2013 minutes

Reorganization

Correspondence

Joyce and Todd Swain – Underground Utilities

Update Comp. Plan recommendations, Communication Tower review

Visitors Comments

Adjournment

The meeting was called to order at 7:00 PM by Bob Rhoades.

The December 10th, 2013 were approved as presented.

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

The annual reorganization then began.

With no recommendations for changes, a motion was made for all positions to remain the same.

David M. made the motion, Jen 2nd, all were in favor.

Correspondence:

All members received copies of the Statement of Financial Interests from the State Ethics Commission.

These must be returned by April 1st, 2014

An invitation and information for the annual Perry County Convention. Any members interested in attending will contact Vicki to register.

Discussion:

The first item discussed were questions from Joyce and Todd Swain concerning Underground Utilities. The lot they would like to develop is a considerable distance from the nearest power line and is bisected by an underground pipeline. After some discussion about the costs and difficulty of an underground line under these circumstances John recommended a letter be drafted to the BOS. John drafted a letter for the Swains addressing this, which was then reviewed by the WTPC. Bob made a motion to forward this letter to the BOS, Jen 2nd, all were in favor.

Herb Field then took the floor to discuss the Communication Tower Ordinance. He also passed out copies of our ordinance that he feels should be changed.

A lengthy discussion then arose concerning legality and rights of the proposed moratorium, along with actions that should be taken. After review and comments from all parties present, and the fact that nothing at this time has been "officially" proposed or submitted, a motion was made to take no further action.

Jen made the motion to take no further action until a proposal is submitted, Dave J. 2nd, all were in favor.

Other Action:

The next item discussed regarded Comp Plan recommendations.

Items discussed were:

Isolation areas for Well and Septic locations

Recommendations for Supplemental Septic Areas

Specifications for Lot Additions "Only"

Number of lots for a Major Subdivision

Driveway slopes and grading to access a TWP road or ROW

Steep Slope and Impervious Surface recommendations

All items were reviewed by the WTPC, along with the Twp.

Supervisors, Engineer, and Zoning Officer. A decision was made to continue forward with these items to assist with future planning needs in the Twp.

John then commented that the Twp. should consider combining all Ordinance Books and additions into one volume to alleviate confusion. All present agreed that this would be a good idea. John stated he will look into what is involved and make recommendations.

Visitors Comments:

Barry Schrope thanked the members of the WTPC for their time and dedication to the Twp.

Annette Mullen also thanked the WTPC for everything they do.

With no further agenda items or discussion a motion was made to adjourn at 9:08 PM.

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

The next meeting will be February 11th, 2014 at 7:00 PM.

Respectively Submitted,
David Mills