

## **Wheatfield Township Planning Commission**

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Meeting Minutes

June 10<sup>th</sup>, 2014

### **Attendance Members:**

Paul Finkenbinder, Dave Jenkins, David Mills, Bob Rhoades

### **Attendance Others:**

John Madden (Madden Engineering) Jim Fuller (BOS)

### **Agenda:**

Consideration of the May 13<sup>th</sup>, 2014 minutes

Correspondence

Review SALDO/Zoning Ordinances

Visitors Comments

Adjournment

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

The May 13<sup>th</sup>, 2014 meeting minutes were approved as presented.

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

### **Correspondence:**

None

### **Discussion:**

The first item discussed concerned Sect. 300 that was to be reviewed by the Twp. Solicitor. John had forwarded an email but no information was available at the time of our meeting.

The next item for review was SALDO Sect. 400. John went over this section by section along with changes he feels are needed. The WTPC agreed with his recommendations and also requested several additions. These will also be incorporated into the Final Draft.

Another item discussed was how to better be able to enforce our current and future ordinances. John suggested "Bonding" the builder/developer would be a good start. A decision was made to look into this further as a possible requirement for future developments.

**Other Action:**

All members will review and make recommendations of SALDO Sect. 500 for our next meeting.

Also brought up and briefly discussed was that an Ag Disclaimer Area be noted on Plans. This would basically state that farming happens here and any part of this is a way of life in the Twp.

**Visitors Comments:**

Jim Fuller brought up concerns over Well Isolation Areas. His feelings were that the isolation area be confined to the developed lot and not on adjoining property owners.

The WTPC stated that this is requested along with septic tanks and drain fields but not actually required by our ordinances. It was also noted that even if a plan is approved with clearances shown no form of enforcement is in place to confirm this.

Jim also reported that the Cell Tower near Montebello Farm Rd. is still in the preliminary stages, but still a possibility.

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

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

The next meeting will be July 8<sup>th</sup>, 2014 at 7:00 PM

Respectively Submitted,  
David Mills