

Wheatfield Township Planning Commission

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Meeting Minutes
February 24th, 2016
(Postponed from February 9th, 2016)

Attendance Members:

Paul Finkenbinder, Dave Jenkins, David Mills, Bob Rhoades,
Wayne Russell

Attendance Others:

Jerry Spease (Twp. Engineer) Lester Nace (Zoning Officer) Joe Burget
Jr. (Burget and Associates) Chris Willhide

Agenda:

Consideration of the January 12th, 2016 minutes

Correspondence

Amber and Christopher Willhide Plan

Robert Wolfe Subdivision Plan

Wapiti 1797 LLC Subdivision Plan

Twp. Fee Schedule

Visitors Comments

Adjournment

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

The January 12th, 2016 minutes were approved as presented.
Paul made the motion for approval, Wayne 2nd, all were in favor.

Correspondence:

A reminder that the PA Ethics Statement of Financial Interests needs
to be returned to Vicki by April 1st, 2016.

PCPC Zoning updates from the recently completed County
Comprehensive Plan concerning Conservation Districts and E & S
Plans.

A Municipal Law newsletter from Dissinger and Dissinger with
information on enforcement of ordinances and bid limits for 2016.

Discussion:

The first agenda item discussed was the Amber and Christopher Willhide Plan.

Joe Burget Jr. (Burget and Associates) presented the plan. He began with the "plan purpose" which is to create a poultry operation on an existing 71.643 acre lot.

Joe and Mr. Willhide then discussed comments from the Twp. Engineer and the PCPC.

Jerry had several recommendations including access to the proposed site and a Nutrient Management Plan. Both are to be addressed before final approval.

Next the PCPC comments were reviewed. They also recommended reviewing site access and the Nutrient Management Plan.

No Zoning comments were received.

Lester said he will look at the site access and noted he has no other problems with the proposed plan.

Dave J. recommended notifying all adjoining land owners of this plan. All members agreed that this should be done, Bob will contact Vicki about sending out a notification letter.

The plan also requested 3 AOR's which were then considered. These included Map Scale, Plat Size, and Final Approval.

All members voiced approval of the AOR's but no formal recommendations were made.

Joe stated he was not looking for approval of the plan tonight, just information for presentation at a future time.

The WTPC took no official action regarding this plan.

The second agenda item discussed was the Robert Wolfe Subdivision Plan.

Joe Burget Jr. (Burget and Associates) presented the plan.

Joe began with the "plan purpose" which is to subdivide an existing 97.45 acre lot to create a 14 acre lot referred to as Lot 7 on the plan. County, Engineering, and Zoning comments were then reviewed.

The only outstanding item was a maintenance agreement on the driveway. Joe said he will try to take care of this with the landowner but did not see any problems.

One other item noted was that this plan has to also be reviewed by Carroll Twp. since the proposed lot will be in both Townships.

The plan also requested 3 AOR's which were then discussed. These were Map Scale, Plat Size, and Final Approval. All members voiced approval of the requested AOR's but took no action.

Joe again stated he was not looking for approval at this time but would like to be ready for our next meeting.

The WTPC took no official action regarding this plan.

The next item from the agenda was the Wapiti 1797 LLC Subdivision Plan.

Joe Burget Jr.(Burget and Associates) presented the plan. He began with the "plan purpose" which is to create 6 building lots on an existing 121.224 acre vacant parcel.

County, Engineering, and Zoning comments were then reviewed. All outstanding comments have been addressed and taken care of. A letter from a resident concerning pipe placement and drainage from one of the proposed lots was also received and read. This was referred back to the BOS for their recommendations.

The requested AOR's were then considered these were Map Scale, Plat Size, and Final Approval.

Paul made a motion to approve the requested AOR's, Wayne 2nd, all were in favor.

A motion was then made to approve the plan as "Final" pending a DEP Planning Module and review by the PCCD.

Dave J. made the motion for "Final Approval", Wayne 2nd, all were in favor.

This Plan will be forwarded to the BOS with a recommendation of "Approval" from the WTPC.

Other Action:

The Twp. Fee Schedule was then briefly discussed. Last month the BOS had some questions on costs associated with subdivision and plan reviews. There was no correspondence from them regarding this. Lester stated as far as he knew the new Fee Schedule has been adopted and currently in use but had no other information.

Visitors Comments:

None

With no further agenda items or discussion a motion was made to adjourn at 9:47 PM.

Dave J. made the motion to adjourn, Wayne 2nd, all were in favor.

The next meeting will be March 8th, 2016 at 7:00 PM.

Respectively Submitted,
David Mills