

Wheatfield Township Planning Commission

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Meeting Minutes

March 8th, 2016

Attendance Members:

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

Attendance Others:

Barry Schrope (BOS) Jeff Smith (BOS) Lester Nace (Zoning Officer)
Jerry Spease (Twp. Engineer) Joe Burget Jr. (Burget and Associates)
Chris Willhide

Agenda:

Consideration of the February 24th, 2016 minutes

Correspondence

Amber and Christopher Willhide Land Development Plan

Robert Wolfe Subdivision Plan

Dan and Beverly Miller Subdivision Plan

Draft Letters for review

Fee Schedule

Review SALDO/Zoning Ordinances

Visitors Comments

Adjournment

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

The February 24th, 2016 minutes were approved as presented.

Paul made the motion to approve the minutes, Wayne 2nd, all were in favor.

Correspondence:

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

A letter from the PCPC regarding several Zoning Action Items they feel should be considered in Zoning Ordinances.

Discussion:

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

Joe Burget Jr. (Burget and Associates) presented the revised Plan. This Plan addressed items previously recommended by the PCPC and the Twp. Engineer.

Joe and Mr. Willhide stated that the Nutrient Management Plan along with the E & S Plan have both been submitted and are awaiting final approval. These will be sent to the Twp. when received.

After a short discussion with Jerry and Lester, the WTPC felt this plan met all the criteria for a final Land Development Plan.

The AOR's requested were then reviewed. These included Map Scale, Plat Size, and Final Approval.

A motion was then made to approve the AOR's requested.

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

A motion was then made to "Conditionally Approve" the plan pending formal approval of the Nutrient Management Plan and NPDES permits. Dave J. made the motion for "Conditional Approval", Paul 2nd, all were in favor.

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

The next agenda item was the Robert Wolfe Subdivision Plan.

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

Joe stated that the plan remained the same as previously presented with the only outstanding item being a maintenance agreement on the driveway. He contacted the landowner but could not get a signed agreement.

A decision was made to formally note in our minutes that no maintenance agreement exists with this ROW and that Wheatfield Twp. is not responsible for any part of the driveway.

All members agreed this was the best way to address this to avoid any future issues.

The 3 requested AOR's were then formally reviewed. These were Map Scale, Plat Size, and Final Approval.

A motion was then made to approve the AOR's requested.

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

Next a motion was made to approve the plan as "Final"

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

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

The next agenda item was the Dan and Beverly Miller Subdivision Plan. Joe Burget Jr. (Burget and Associates) presented the Plan.

He began with the plan purpose which is to reconfigure the Lot Line on 2 existing parcels, creating an 11.001 acre lot and a 14.365 acre lot.

Joe then addressed all County, Engineering, and Zoning comments.

All comments were reviewed and discussed. Lester requested that 2 notes be added to the plan. The first note was that Jacks widow be added to the plan. The second note was that sight distances must be maintained and that any added pipes or driveway repairs must be approved by the Twp. Roadmaster.

Joe stated he will take care of these before the Plan is signed.

This Plan also requested 3 AOR's which were Final Approval, Plat Size, and Map Scale.

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

A motion was then made to give "Conditional Approval" of the Plan pending added notes.

Wayne made the motion for "Conditional Approval" Paul 2nd, all were in favor.

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

Other Action:

The correspondence from the PCPC regarding Zoning Action Items was briefly reviewed. It was decided that this would be of use when we move into Zoning recommendations as part of the Twp. Comp. Plan.

Two letters from the Twp. were then reviewed. The first letter was to a Twp. resident concerning drainage and pipe placement, the second letter was to all adjoining lot owners of the proposed Poultry Operation in the Twp.

All members liked the letters and were in favor of them being sent out.

The next item discussed was the Twp. Fee Schedule.

Barry and Jeff from the BOS talked about what they felt were discrepancies in the fees for Preliminary or Final Plans, and Minor or Major Subdivisions.

After some discussion with all parties present it was decided that the fees for a Preliminary Plan or Minor Subdivision should be set at \$100.00.

The fees for a Final Plan or Major Subdivision should be set at \$200.00.

Bob decided that due to the time we would hold off on the discussion regarding the SALDO/Zoning Ordinances.

Visitors Comments:

Barry Schrope thanked the WTPC for their time and efforts.

With no further agenda items or discussion a motion was made to adjourn at 8:55 PM.

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

The next meeting will be April 12th, 2016 at 7:00 PM.

Respectively Submitted,
David Mills