

Wheatfield Township Planning Commission

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Meeting Minutes

June 14th, 2016

Attendance Members:

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

Attendance Others:

Jim Fuller(BOS) Barry Schrope(BOS) Jeff Smith(BOS)
Jerry Spease(Twp. Engineer)

Agenda:

Consideration of the May 10th, 2016 minutes

Visitors Comments

Correspondence

Twp. Fee Schedule

Review SALDO Ordinances

Adjournment

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

The May 10th, 2016 minutes were approved as presented.

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

Visitors Comments:

Barry Schrope thanked the WTPC for their time and services.

Correspondence:

A copy from the TCRPC of a model Medical Marijuana Ordinance for
comment and review.

Bob will ask Vicki to send copies to all members for discussion at our
next meeting.

Discussion:

The first item for discussion was the Twp. Fee Schedule. After a short
discussion and review all Supervisors were satisfied with the new fees
and stated they will approve the new Fee Schedule at their next
meeting.

The next item discussed was the wording for the Underground Utilities Ordinance. The BOS would like to change the wording from "requiring" all utilities be placed underground, to "recommending" all utilities be placed underground.

After further review of the Ordinance the BOS said they will ask the Twp. Solicitor about the wording and other clarifications.

The next agenda item was a review of the proposed changes and revisions to the SALDO Ordinances.

The BOS first recommendation was to Article 309 Section 16 Part F. They would like the wording to include "when required" to alleviate any confusion that may arise.

Section 303 and Section 502 were then reviewed. It was recommended by both our current engineer and former engineer that we remove our wording and follow the latest revisions of the Pennsylvania Municipalities Planning Code (MPC). A copy of the latest revisions of the MPC code would be kept at the Twp. building. The BOS and Twp. Engineer will also review these Sections with the Twp. Solicitor.

Section 401 was then discussed. Several streets were changed from "minor streets" to "collector streets" along with several additions, all Supervisors agreed with the changes.

Also discussed was a Stand Alone Ordinance for new driveways. Jerry recommended this and told the BOS that this will give the Twp. some protection that future driveways are constructed as approved on all plans submitted. The supervisors stated that they would discuss this with the Zoning Officer.

Section 512 was then reviewed. The BOS would like to make sure the wording clearly states that no trees are to be planted on a ROW. Jerry said he will review this section to make it covers everything.

Section 304 was the next item. A note on the plan was unclear and confusing as to its objective. There was also some questions on Section 309 Article A 7 that refers to property outline and map scale. Jerry stated he will again review these for clarification and purpose.

Other Action:

None

With no further agenda items or discussion a motion was made to adjourn at 8:28 PM.

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

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

Respectively Submitted,
David Mills