

# Wheatfield Township Planning Commission

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Meeting Minutes  
December 13<sup>th</sup>, 2016

## **Attendance Members:**

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

## **Attendance Others:**

Jerry Spease(Twp. Engineer) Lester Nace(Zoning Officer) Jim Fuller &  
Jeff Smith(BOS) Joe Burget(Burget and Associates) Pete Camacci,  
Ian Safko

## **Agenda:**

Consideration of the November 8<sup>th</sup>,2016 minutes  
Public Comment  
Correspondence  
Joe Burget (Informational sketch plan)  
Review SALDO Plan  
Review Driveway Ordinance  
Adjournment

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

The November 8<sup>th</sup>, 2016 minutes were approved as presented.  
Paul made the motion for approval, Wayne 2<sup>nd</sup>, all were in favor.

## **Public Comment:**

None

## **Correspondence:**

Confirmation from Jason Finnerty(PCPC) to attend the WTPC  
April, 2017 meeting.

## **Discussion:**

Joe Burget(Burget and Associates) began the evenings discussion  
with an aerial map and lot outline for subdividing an existing lot into  
2 lots. He noted that the additional lot to be created has no road frontage  
and is proposing to use the existing driveway, along with a maintenance  
agreement, to access this new lot. Members of the PC questioned the shape  
of the new lot which would adjoin the existing lot on three sides. Both Joe  
and the owner stated that this parcel is currently enrolled in "Clean and

Green" and in order to meet the 10 acre requirement for the new lot and the existing lot this was the alternative. The WTPC recommended that a deed restriction for no further development should be included on any plan presented, because of the shared driveway, and no other road frontage.

The next item that was discussed were the SALDO revisions which were presented to the BOS. Bob attended the BOS meeting and reported the only outstanding item was Sect. 507A concerning the placement of underground utilities. A discussion ensued concerning adding the wording "if reasonable" to this section. Paul stated that type of wording could create confusion and take away from the goals of the plan. The WTPC listened to views from the Supervisors present and the Twp. Engineer. It was decided that the wording in the plan presented was sufficient and should not be changed. Bob recommended that another motion and vote should be taken for the record. Paul then made a motion to retain the wording as written, Dave J. 2<sup>nd</sup>, the vote was unanimous with all members in favor.

The next agenda item was the "Stand Alone" driveway ordinance review. Dave J. noted that pages 6 & 7 were not included in the draft presented. Jerry said he will look into it and send them to Vicki before the next meeting. A decision was made to hold off on any reviews until our next meeting and no further action was taken.

**Other Action:**

Wayne then announced that he is preparing to retire from his job and will most likely be moving out of the area. Members urged him to remain on the WTPC as long as he can, or until a replacement can be found. He agreed to remain on the PC until a replacement can be appointed to finish his term.

With no further agenda items or discussion a motion was made to adjourn at 8:08 PM.

Bob made the motion to adjourn, Wayne 2<sup>nd</sup>, all were in favor.

The next meeting will be January 10<sup>th</sup>, 2017 at 7:00 PM.

Respectively Submitted,  
David Mills