

Wheatfield Township Planning Commission

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Meeting Minutes
March 22nd, 2017

Attendance Members:

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

Attendance Others:

Lester Nace (Zoning Officer) Jerry Spease (Twp. Engineer)
Joe A. Burget Jr. Jameison L. Hoffman, Carol Flickinger, Josie
Hoffman, Ian Sofko, Pete Camacci

Agenda:

Consideration of the February 14th, 2017 minutes

Public Comment

Correspondence

Carol A. Flickinger Subdivision Plan

Mary Ann and Peter P Camacci Subdivision Plan

Dorothy and Paul Thompson Subdivision Plan

Model Medical Marijuana Ordinance

Review County Comments on SALDO Update

Review Driveway Ordinances

Adjournment

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

The February 14th, 2017 minutes were then reviewed.

Bob stated that the minutes should be amended to say that Jim Fuller would contact Vicki on the County Comments for the SALDO Plan, and he would get the information on the Medical Marijuana Act.

David Mills will make the corrections and send them to Vicki.

A motion was then made to approve the minutes with the corrections needed.

Dave J. then made a motion to approve the minutes pending corrections, Wayne 2nd, all were in favor.

Public Comment:

None

Correspondence:

None

Discussion:

The first agenda item was the Carol A. Flickinger Subdivision Plan. Joe Burget presented the plan. He began with the "Plan Purpose" which is to separate 3 existing dwellings on an existing lot into 3 Individual and separate lots.

Joe then addressed comments associated with the plan. Jerry and Lester questioned wording concerning note #10 on the plan. Joe will contact the solicitor about this. The remainder of County, Engineering, and Zoning Officer comments were reviewed and addressed.

The plan also requested 4 AOR's. These were all reviewed and discussed.

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

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

A motion was then made for "Conditional Approval" of the plan pending input from the Solicitor on Note #10 on the plan and signatures from all parties involved.

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

The next item on the agenda was the Mary Ann and Peter Camacci Jr. Subdivision Plan. Joe Burget presented the plan. He began with the "Plan Purpose" which is to subdivide a 4.004 acre lot from an existing 29.591 acre lot.

County, Engineering, and Zoning comments were all addressed and reviewed. A copy of the driveway maintenance agreement was also presented and reviewed. This was needed because the new lot would be using the existing driveway for access to the new lot. A decision was made to have this reviewed by the Twp. Solicitor to make sure it is complete.

The plan also requested 4 AOR's which were Final Review, Sheet size and scale, Map scale, and a 30' ROW.

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

A motion was then made for "Conditional Approval" of the plan pending signatures and the Solicitors review of the driveway maintenance agreement.

Dave J. made the motion for "Conditional Approval" of the plan, David M. 2nd, all were in favor.

The Dorothy and Paul Thompson Subdivision Plan was the next item on the evenings agenda. Joe Burget presented the plan. He began with the "Plan Purpose" which is to subdivide an existing 7.409 acre existing lot into 3 individual lots.

Engineering, County, and Zoning comments were addressed and reviewed and all recommendations have been made.

This plan also requested 3 AOR's which were then discussed. These were Final approval, Sheet size and scale, and Map scale.

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

Dave J. made the motion to "Approve" the AOR's Wayne 2nd, all were in favor.

Next a motion was made for "Conditional Approval" of the plan pending outstanding items.

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

Other Action:

Bob presented the latest "Model Medical Marijuana Ordinance" from the TCRPC for review and input. He noted that all Twp's need to have an individual plan for their communities.

All members agreed to review this for discussion at our next meeting.

Also discussed were the proposed SALDO Revisions. The BOS' had several items that they would like to discuss and hopefully will have a representative at our next meeting.

All members were also reminded to review the "Stand Alone" driveway ordinance information provided for future discussion.

With no further agenda items or discussion a motion was made to adjourn at 9:10 PM.

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

The next meeting will be April 8th, 2017 at 7:00 PM.

Respectively Submitted,
David Mills