

Wheatfield Township Planning Commission

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Meeting Minutes

May 8th, 2018

Attendance Members:

Paul Finkenbinder, Dave Jenkins, David Mills, Bob Rhoades

Attendance Others:

Lester Nace (Zoning Officer), Jerry Spease (Twp. Engineer),
Jim Fuller (BOS)

Agenda:

Consideration of the April 10th, 2018 meeting minutes

Public Comment

Correspondence

Stidfole Subdivision Plan

Driveway Ordinance

Adjournment

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

The April 10th, 2018 meeting minutes were approved as presented.
Paul made the motion for approval, Dave J. 2nd, all were in favor.

Public Comment:

None

Correspondence:

None

Discussion:

The first item for discussion was the Stidfole Subdivision Plan.

Joe Burget (Burget & Associates) presented the plan. He began with the "Plan Purpose" which is to subdivide an existing 114+ acre tract creating an additional lot along with lot additions to 3 existing parcels. Joe explained the farm will remain a non building lot, and a Non Building Waiver will need to be signed.

County, Engineering, and Zoning comments were then reviewed and discussed.

The PCPC questioned the septic system location for the proposed lot being created which appears to cross Roseglen Rd.

Joe stated he will look into this for a definitive location, along with a maintenance agreement as well as monuments and documentation where it crosses the Twp. Rd.

Lester questioned sight distance for 1 of the lots which Joe said he will also look into.

All Engineering comments have been addressed.

The plan requested 3 AOR's which were briefly reviewed.

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

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

Next a motion was made to "approve" the plan presented as a Final Plan pending the outstanding items requested.

Dave made the motion to approve the plan, Paul 2nd, all were in favor.

The next item on the agenda was the "Stand Alone" Driveway Ordinance.

Jim Fuller (BOS) asked several questions regarding this ordinance. He stated the BOS never requested that the WTPC change or create this proposed ordinance and was very much against it.

Members of the WTPC explained this was a recommendation to protect the Twp. from driveways not being constructed as approved on submitted plans, and to alleviate future problems that may arise.

Jim said he will confer with the other supervisors and request their opinions on this matter.

Jim then brought attention to several complaints he has received concerning the shooting of explosive targets. He noted they are very annoying and can rattle windows far away.

The WTPC reminded him that the Twp. does not have a noise ordinance and nothing is enforceable without one. He said he understands this and is just looking for possible solutions.

Other Action:

The SALDO revisions were approved by the BOS at the May 7th, 2018 meeting. There were some questions regarding the driveway ordinance which will need to be discussed.

Review of a letter that was drafted concerning recommendations for the bridge on Paradise Rd. over the Little Juniata Creek which is scheduled for repair or replacement.

With no further agenda items or discussion a motion was made to adjourn at 8:32 PM.

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

The next meeting will be June 12th, 2018 at 7:00 PM.

Respectively Submitted,
David Mills