

Wheatfield Township Planning Commission

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Meeting Minutes

February 11th, 2020

Attendance Members:

Paul Finkenbinder, David Mills, Bob Rhoades

Attendance Others:

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

Joe Burget Jr.(Burget and Associates)

Agenda:

Consideration of the January 14th, 2020 minutes

Public Comment

Correspondence

Thomas and Almerta Spease Subdivision Plan

Adjournment

The meeting was called to order at 7:00 PM by Paul Finkenbinder.

The January 14th, 2020 minutes were approved as presented.

Bob made the motion to approve the January minutes, Paul 2nd,

All were in favor.

Public Comment:

None

Correspondence:

A copy of the letter from the Solicitor regarding the property on the

corner of Mountain and Paradise Roads. It stated that the Zoning

Officer can issue a Certificate of Nonconformance for the property.

The letter also stated if the new owner wants to extend or enlarge the

nonconforming property they will need to request a special exemption

from the Zoning Hearing Board.

Discussion:

The evenings discussion began with the Thomas and Almerta Spease subdivision plan.

Jerry Spease left the room to avoid a conflict of interest due to internal issues with the plan.

Joe Burget presented the plan beginning with the "Plan Purpose" which is subdivide an existing 71 acre tract into 3 separate lots to satisfy an estate. The 3 lots will be non-building lots.

There were some questions regarding a tennis court that extended onto an adjoining proposed lot.

After some discussion the WTPC decided that this should be a lot addition to the existing lot to avoid any conflicts in the future.

Bob made a motion to make the tennis court a lot addition to the original lot, Paul 2nd, all were in favor.

The County Comments were then addressed and appeared to be in order.

Lester recommended that a driveway easement be included along with several concrete monuments to be added at strategic locations.

Joe stated he will take care of these items.

The plan requested 1 AOR which was for "Final Review" of the plan.

David M. made a motion to grant the requested AOR, Bob 2nd, all were in favor.

A motion was then made to "Approve" the plan pending the additions that were requested by the WTPC.

Bob made the motion to approve the plan, David M. 2nd, all were in favor.

This plan will now go to the BOS with a recommendation of "Approval" from the WTPC.

A Non-Building Waiver from DEP was also included with the plan and was signed by Paul.

Other Action:

Bob stated that Jeremiah Ferguson has not been present at any meetings for several months and should be contacted on his status or if a replacement should be looked into. His concern was that he will be moving out of the area and may not be able to attend some of our meetings.

The possibility of a quorum exists if there are not at least 3 members present at a meeting to vote for or against a plan. This could hold up a plan for at least a month before it can be voted on.

With no further agenda items or discussion a motion was made to adjourn at 8:05 PM.

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

The next meeting will be March 10th, 2020 at 7:00 PM.

Respectively Submitted,
David Mills

