

# **Wheatfield Township Planning Commission**

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## **Meeting Minutes**

May 11<sup>th</sup>, 2021

### **Attendance Members:**

Tom Barry, Paul Finkenbinder, Dave Jenkins, David Mills

### **Attendance Others:**

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

### **Agenda:**

Consideration of the April 13<sup>th</sup>, 2021 minutes

Public Comment

Correspondence

Riter Subdivision Plan

Simoncelli Subdivision Plan

Adjournment

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

The April 13<sup>th</sup>, 2021 minutes were approved as presented.

Dave J. made the motion to approve the April 13<sup>th</sup>, minutes,  
Tom 2<sup>nd</sup>, all were in favor.

### **Public Comment:**

None

### **Correspondence:**

None

### **Discussion:**

The evenings discussion began with Joe Burget presenting a revised plan for the proposed Riter subdivision plan.

This plan was tabled at our meeting last month due to ROW issues concerning 2 driveways serving one lot. The revised plan showed one of the driveways closed and the new ROW serving 2 lots.

County, Engineering, and Zoning comments were discussed and reviewed at the previous meeting and there were no new additions or corrections.

The plan requested 4 AOR's which were then discussed.  
A motion was then made to grant the 4 AOR's requested.  
Dave J. made the motion for the AOR's, David Mills 2<sup>nd</sup>, all were in favor.  
Next a motion was made to "Approve" the plan as presented.  
Tom made the motion for approval of the plan, Dave J. 2<sup>nd</sup>, all were in favor.

The next item for discussion was the Edward A. and Letti C. Simoncelli Subdivision Plan.

Joe Burget also presented this plan. He began with the "Plan Purpose" Which is to subdivide a 1.564 acre lot from a 4.305 acre tract. The proposed plan would be a lot addition and also create a building lot. County, Engineering, and Zoning were then discussed and reviewed. A recommendation was made that a note be added to the plan concerning a driveway through the lot that is being used to serve an adjoining lot.

This is not the approved ROW to the adjoining lot and any issues that may arise in the future are a private matter and not the responsibility of Wheatfield Twp.

Joe stated he will take care of adding the note to the plan.

The plan requested 6 AOR's which were then discussed and reviewed. A motion was made to grant the 6 AOR's requested on the plan.

David M. made the motion, Tom 2<sup>nd</sup>, all were in favor.

A motion was then made to "Approve" the plan pending addition of the note requested.

Dave J. made the motion for approval of the plan, Tom 2<sup>nd</sup>, all were in favor.

Both the discussed subdivision plans will now go to the BOS with a recommendation of "Approval" from the WTPC.

**Other Action:**

None

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

Tom made the motion to adjourn, Dave J. 2<sup>nd</sup>, all were in favor.

The next meeting will be June 8<sup>th</sup>, 2021 at 7:00 PM.

Respectively Submitted,  
David Mills

