

# **Wheatfield Township Planning Commission**

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## **Meeting Minutes**

May 10<sup>th</sup>, 2022

### **Attendance Members:**

Tom Barry, Travis Clapper, Paul Finkenbinder, Dave Jenkins,  
David Mills

### **Attendance Others:**

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

### **Agenda:**

Call to Order

Consideration of the April 12<sup>th</sup>, 2022 minutes

Public Comment

Correspondence

Burget & Associates; Mullen Subdivision Plan

Adjournment

The meeting was called to order at 7:05 PM by Paul Finkenbinder.

The April 12<sup>th</sup>, 2022 minutes were reviewed and approved as presented.

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

### **Public Comment:**

None

### **Correspondence:**

None

### **Discussion:**

Joe Burget began the evenings discussion with a presentation of the Clyde R. & Ruth M. Mullen, Annette L. Mullen & Barbara A. Couran, Jacob M. Clouser & Sarah L. Baker Subdivision/Lot Addition Plan. Joe then stated the purpose of the plan which is to subdivide lots of a prior approved subdivision, and consolidate adjoining lots of un-conveyed tracts.

This plan is basically lot additions to previously approved lots and will remove a non-conforming lot.

The County, Engineering, and Zoning comments were then discussed and reviewed. There were several outstanding items including a "Maintenance Agreement" on the ROW. Joe said he will take care of these.

The plan also requested several AOR's which were then discussed. A motion was made to grant the requested AOR's by Dave J. Tom 2<sup>nd</sup>, all were in favor.

David M. made a recommendation that the plan be represented after the outstanding items were addressed.

Travis then made a motion to "Conditionally Approve" the plan pending all outstanding items have been addressed. Tom 2<sup>nd</sup>, all voted in favor.

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

**Other Action:**

An issue with signage being posted was then briefly discussed. The consensus of the WTPC was that more ordinances and regulations would not resolve this issue.

Lester then presented a roof drainage print for an existing lot in the Twp. This is not required at this time but his concerns were that the print did not portray the well or sewage disposal locations.

Jerry then discussed the "Well Isolation Area" that was discussed at the April meeting. He recommended that if the Twp. wants to pursue this, it should be added to the Zoning Ordinance.

With no further agenda items or discussion a motion was made to adjourn at 8:02 PM.

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

The next meeting will be June 7<sup>th</sup>, 2022 at 7:00 PM.

Respectively Submitted,  
David Mills