

The Wheatfield Citizen's Advisory Committee which was appointed by the Wheatfield Township Supervisors on Nov, 3rd, 2008. This was due to the public's response to a proposed amendment of the Subdivision and Land Development Ordinance Article V. Section 513 Rec. Park Land Dedication /Fee in lieu. Their report was submitted Sept. 2009 to the Supervisors. The Wheatfield Township Planning Commission has reviewed the report. The following are WTPC's comments and considerations.

The Planning Commission is in agreement that it would be beneficial for the Township to identify and document historical and scenic significant sites in Wheatfield Township and have a preservation plan as development occurs in the future.

Also, the WTPC endorses language in the zoning plan which would require an impact study for large developments within the Township. This would aid in responsible and orderly development of Wheatfield Township. The reference of at least 45 lots when an impact study would occur seemed high. The WTPC was interested in how the number 45 was determined to be the trigger for an impact study.

WTPC is in favor selecting a qualified bidder on the Request for Proposal: 'bidding engineer should provide evidence demonstrating that they have developed at least two municipal plans which have been accepted by a municipality within the last 10 years.'

Most of the objectives and recommendations identified by the Advisory Committee could be addressed by a revised/updated Comprehensive Plan which would allow for reexamination of present zoning in the township. The present Comp Plan dates back to 1974. The WTPC has been and continues to gather information from engineers, planners and the county on the best approach to revise Wheatfield Township's current Comp Plan.

The list of objectives that the Advisory Committee provided in their report support the Supervisors and Planning Commission on going work to provide open space and recreation facilities for residents of Wheatfield Township. Most of the objectives addressed in this report reflect preserving Wheatfield Township's natural beauty and ensuring protection for their citizens in regards to water, transportation, and public facilities. How we ensure these objectives is the gray area. WTPC believe that revising Wheatfield Township's Comp Plan will better guide the Township officials on the path to proceed with zoning that will guide responsible future growth and development in Wheatfield Township.