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## WOLF TOWNSHIP

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**DATE:** 12/6/2007  
**TO:** BOARD OF SUPERVISORS  
**FROM:** PHILLIP L. DEWIRE  
**RE:** ANNUAL PLANNING COMMISSION REPORT

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Consistent with the requirement placed on the Planning Commission by §1-206 of the Code of Ordinances of Wolf Township, the following information is presented as an overview of transactions, findings and determinations of the Planning Commission for the year 2007.

The organization of the Planning Commission is Chairman, Gary Papay – Garry Burgard, Vice-Chairman and David Gardner, Secretary. The PC members are paid \$25.00 per meeting attended.

The first subdivision to be approved in 2007 was for the Freezer brothers. New plans were submitted showing a driveway off Wolf Run Road with a 150 foot site distance. The board also reviewed plans from the East Lycoming Recreation Authority. This action was taken to correct a property line error that occurred when the walking path was constructed.

The Planning Commission's letter for the troublesome intersection at Rte. 220 and Rte. 405. were addressed when this project was added to the Lycoming County 12 year Transportation Plan. Another letter is being created to emphasize the PC's opinion that a higher priority for this action be considered based on the possible tolling of I-80.

Another issue discussed several times by the members was the burning issue. Wolf Township at this time is not ready for any action but it is felt that this will come up again. Gary Papay wrote to Rep. Garth Everett and Sen. Roger Madigan concerning air quality in PA. Wolf Township already has a common sense burning ordinance and it should be enforced more consistently.

Cass Kiess approached the Board concerning her property in the LAM Development. A great deal is in the Flood Fringe and therefore, buildable. The parcel was recorded as Recreation Area. The following criteria must be met: 1. All pieces must be accounted for by add-ons to current parcels 2. All property owners in the entire development must sign off 3. It was suggested to shoot an elevation to determine the general appearance of future homes (Cass did this and the PC was satisfied). Both Cass and her attorney, Tom Hess received a letter identifying criteria needed.

The Planning Commission put everything on hold with respect to their review and update of the Subdivision and Land Development and Zoning Ordinances due to participation with several local municipalities. Kathy Hunter was leading a Multi- municipal shared zoning project that we agreed was a good idea for all concerned. In May Ms. Hunter called to advise that Shrewsbury Township had backed out of the program. This was the intended area for the Concentrated Animal Feeding Operations.

In June, Cellco Partnership d/b/a Verizon Wireless applied for a Conditional Use to build a 300' self-supporting communications tower on the property owned by the Hughesville Borough on Reservoir Road. They made a very in depth, comprehensive presentation that was used to move along their Land Development Plan submitted in August.

The Planning Commission signed the DEP documents submitted by Gordon Hill to change his earlier subdivision from a nonbuilding to a building lot for his daughter Mary.

The next major project for review was the 21-lot subdivision, The Meadows at Wolf Run by Robert Tagge. Chip Amer, Brinjac Engineering was asked to attend the PC meeting after he had an opportunity to review all the documents involved with this Land Development plan. The Planning Commission is evolving just as the Township is growing. A great deal of leg work was accomplished between meetings, between engineers, PC members, solicitors and the land developer. Consequently, this plan was given Conditional Approval pending receipt of the Improvement Guarantee and Line of Credit at the August 13<sup>th</sup> Board of Supervisors meeting. Sterlyn May received approval from HUD and will connect his Personal Care Home to the pump station on Mr. Tagge's property that will eventually belong to the Hughesville-Wolf Authority.

Straight forward, one-lot subdivisions approved in 2007 were Joseph Campbell and Clyde Todd. Both are parents giving their children a lot to build a new home.

Another very professional presentation for a Conditional Use and for the Land Development Plan was presented by Bob Yoder for Susquehanna Valley Development Group. This project is located on the corner of Penn Drive and Gregg Run Road. It is a 20-unit townhouse complex with a Homeowner's Association, the first in Wolf Township. The plan will be reviewed again in January and Mr. Yoder will also supply the Improvement Guarantee Documents and Line of Credit at that time.

The PC denied a plan presented by Dan Winder for lack of correct and complete information. Also, Hughesville Borough Authority's Land Development Plan for a pump station was denied based on Section 22-203 B (11) of SLDO, which states a plan acknowledgement statement from the owner of record stating the proposal accurately reflects their intention for the site shall be included with the submission data. The Easement Agreement from the ELSD does not agree with the plans.

Mr. Jason Kline submitted a Land Development Plan, Highland Farm, 64 unit townhouse complex off of Elm Drive next to Lime Bluff Recreation Area. One thing has changed since his original idea was developed. Ownership of the waterline along Elm Drive has not been determined and he will be unable to furnish a capacity letter for Public Water.