
WOLF TOWNSHIP

DATE: 11/5/2008
TO: BOARD OF SUPERVISORS
FROM: WOLF TOWNSHIP PLANNING COMMISSION
RE: ANNUAL PLANNING COMMISSION REPORT

The Code of Ordinances of Wolf Township requires that the Planning Commission present an overview of transactions, findings and determinations to the Board of Supervisors each year. The following report meets the requirements identified in Section 1-206. The easiest way to touch upon the events of the year is to revisit the minutes filed in the PC Journal.

The organization of the Planning Commission is Chairman-Gary Papay, Vice-Chairman- Garry Burgard and Secretary- Melanie McCoy. The PC members are paid \$50.00 per meeting attended.

This was the year of the Land Development Plan, starting with the approval of Greggs Run Court located at the intersection of Penn Drive and Gregg Run Road. This project was initiated by Yoder Development and involved a HOME grant. The Township will receive \$30,000.00 up front for administering the grant monies. The development has a one-way street named Croman Lane, after the Croman Family that ran the ice business in this area of the Township. The first unit is under construction. The Line of Credit for improvements will expire 3/12/2009 and should be renewed. This project initiated the creation of Construction Observation Milestones to be considered phases of installation. (Attachment).

Mark Marowski, transportation Planner, Lycoming County Planning Commission, notified the Planning Commission that Penn Dot has earmarked funds toward the troublesome intersection at Rte. 220 and Rte. 405. A plan of action has not been identified and Mr. Papay recommends that we continue to stay in contact with all agencies involved and send this report to demonstrate the need for traffic control due to growth in Wolf Township.

Mr. Jason Kline - Highland Farm, 64 unit townhouse complex off of Elm Drive next to Lime Bluff Recreation Area, did not experience any progress in 2008 due to the ownership issues

concerning the waterline. The Planning Commission is responsible to insure that all Subdivision and Land Development plans provide access, water and sewage facilities. The absence of a water source made Mr. Kline's submission incomplete and he was notified of this fact in August.

Action was taken on all applicants on the agenda, including Dan Winder and Sterlyn May. They were informed that they were being removed from the Planning Commission agenda and their submissions were being considered incomplete. Also at the August meeting, Brett Feese was instructed to write to Lee Daye concerning the Hughesville Borough Water Authority position, "At this time the Authority will not be providing nor will it agree to provide municipal water service to the Trinity Estates Subdivision."

In April, Larry Michael presented a Sketch Plan to the Planning Commission for a future development on his Mother's (Shirley Michael) Farm. He has received interest from the Hughesville Baptist Church concerning the purchase of a few acres for a new church. With that in mind he has decided to use the land as a retirement plan for his mom and asked for our suggestions and blessings. David Gardner suggested a redesign of the traffic flow for continued development with neighboring properties.

The Board of Supervisors asked for a recommendation to be used at a Conditional Use Hearing for Harry Dietz. After a review of all the criteria for a campground particularly considering the location in a floodway, the PC denied approval. Melanie was instructed to copy the various sections of the Zoning and SLDD to insure Mr. Dietz was fully aware of everything required in the ordinances for this type of development.

Joel Schick and Dennis Norman, Engineer, brought in a Sketch Plan of the next two phases (18 lots) of his subdivision along Dutchtown Road. The road will be built to Township specs and eventually be dedicated to the Township

The Hughesville Borough Water Authority turned in a second submission for their pump station along Elm Drive easily passed all requirements found in the Industrial Land Development Section of the SLDD. The only question concerned the size of the sewer lateral. Barry Hess approved a 4 inch line.

The Zoning Hearing Board asked for the opinion of the Planning Commission concerning a variance request for a change of use from Home Occupation to a Retail Establishment by Mr. & Mrs. Keith Hans. Given the fact that Mr. and Mrs. Hans had dealt with the Township two times earlier concerning this matter, they should have recognized the need to come to the Township

first before starting any project and enforcement remedies should be applied. The PC has grave concerns about the long-term issue that has been created with this property for future owners.

John Ryan of McTish, Kunkle and Associates attended the June meeting to represent Carlton Decker and explain some road issues and ask for direction. Mr. Decker is beginning work on the future phases of Kahler Hill Estates, having sold all previously approved lots.

As a follow-up to the June meeting, in July the Planning Commission hiked Mr. Decker's property led by Garry Burgard, neighbor and also PC member, he was familiar with the area and the future plans.

Robert Tagge received approval on a minor 2-lot subdivision in his development. He received interest in smaller lots and decided to divide lots No. 2 & 19. There will be no further subdivisions.

At this same meeting, David Thomas approached the committee about his subdivision along Rte. 220 directly across from the Meadows at Wolf Run and Sterlyn May's Assisted Living Facility. He purchased David Keiser's property that was approved for a 51 lot subdivision in 1978. The plan was recorded at the time. He may proceed as long as the plans are followed exactly, if any changes are made he will need to draw up new plans and submit them to the Township for review and approval.

A straight forward, add-on subdivision for Mike Clementoni from Jim Webb was reviewed at the November meeting. The action was taken to correct a property line problem for Mr. Clementoni's paved driveway.

The one name that kept popping up throughout the year is Sterlyn May. After little or no activity for several years he finally received financing from HUD and got the official notice of approval on September 19. Mr. May required a great deal of cooperation from the Township to comply with the stringent rules and regulations connected with this type of loan. In April the Planning Commission recommended to the Board of Supervisors to hold a Special Meeting to approve a two lot subdivision for Mr. May. The Final Land Development Plan was conditionally approved in October so that the Building Permit could be obtained before the Conditional Use Approval expired. The total value of this project is \$4,571,577.00. It has been a learning tool for all of us and will be a huge asset to the Township.

In the past the workload has gone in spurts but, this year the Planning Commission has been busy every month. The rate of growth and the number of housing options available is steadily increasing. The Planning Commission members live and do business in various sections of the Township. They do more than attend meetings, they are the eyes and ears of Wolf Township,

helping the staff stay aware of conditions and identifying problems and improvements needed for better service.

Along with the land development and subdivision reviews, the Planning Commission helped with the update of the Code of Ordinances. In particular they insured all uses identified in the Municipal Planning Code were included in the Wolf Township Zoning Ordinance. An outdoor burner amendment was designed and windmill criteria established.

There is no reason to anticipate any slow down for the members of this commission in 2009. They reviewed two sketch plans and encountered several incomplete submissions that will probably be ready next year and this without anticipating new submissions. Wolf Township is growing and the Planning Commission is proud to be the guard that insures planning is done right.

PLD/MNM