
WOLF TOWNSHIP

DATE: 10/21/2009
TO: BOARD OF SUPERVISORS
FROM: WOLF TOWNSHIP PLANNING COMMISSION – (GARY PAPAY, GARRY BURGARD, DAVID GARDNER, STUART WOLFE AND MELANIE MCCOY)
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 organization of the Planning Commission is Chairman-Gary Papay, Vice-Chairman- Garry Burgard and Secretary- Melanie McCoy. Four of the five member board are citizen members, only Mrs. McCoy is employed by the Township Meetings are held at 7PM, the first Monday of the month, unless the date falls on a Holiday.

Normally, the regular meeting agendas deal strictly with Land Development and Subdivision plans but, this year plans were few and far between. Wolf Township has not received plans from a developer since November 2008. The resubdivision of Phase I, Trinity Estates submitted in July 2008 was finally acted upon in June 2009. The Hughesville Water Authority will provide water to this subdivision. Gary Papay was told by a member of the Water Authority in March that an agreement had been reached by Hughesville Borough and Lee Daye concerning the Elm Drive waterline. Last year this report stated, "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." Last week, Mr. Kline called for information. As of this date, Wolf Township has not received any notification from the Authority on ownership of the line.

The planning agency at the request of the governing body can prepare and recommend changes and review the ordinances. This year the first task was to work on an outdoor wood burner ordinance. Economic times and the high price of fuel are driving residents to alternative fuel sources that need to be addressed. As with any important change, not everyone shares the

same vision. To one family an outdoor wood burner could be an economic savior, to that families' neighbor an outdoor wood burner is a nuisance.

The Zoning Hearing Board made several requests for opinions due to numerous appeals and variance requests. The PC recommended to the BOS that Contractor's Yards should be a Conditional Use in the General Commercial District. The reality is that this occupation is one of the most popular in Eastern Lycoming County. We have no industry. Along SR0220, there are many properties that would be ideal locations for Contractor's Yards.

In January, Garry Burgard asked Phil to investigate the excessive number of signs displayed on the Big Dogz property along North Rte. 220. Carl Schultz, property owner, attended the February BOS meeting to discuss his signs. Phil had investigated and found no problem. Garry attended the March BOS meeting and pointed out several violations: *1. Signs shall be securely fastened to prevent displacement and collapse. 2. All signs must be constructed of durable material. 3. Temporary event signs shall not be displayed for more than 21 days prior to the event. Several of the signs on this property have been there for over 4 months. 4. There is a wood sign attached to a telephone poll. 5. There are 3 illuminated signs. 6. The main business ID sign is in violation.*

Dean Barto had several discussions with Carl over the following few months. Code Inspections Inc. tried to enforce the original sign permits issued in 2007, that required 10 feet clearance below the Business ID sign. Dean asked the Planning Commission to review and clarify the sign regulations so that they are clearer and easier to understand and enforce. He put all sign permits and enforcement on hold until this task is accomplished.

The differences in interpretation on this issue and continued complaints as reported on the Township Monthly Update, prompted several discussions on Code Enforcement by the Township. The situation was finally resolved in July 2009, when Angie Baxter Snyder, Code Inspections Inc., became the full time Zoning and Code Enforcement Officer for Wolf Township. Angie is firm, consistent and prompt with all enforcement activities and zoning permit applications.

Mark Marowski, Transportation Planner, Lycoming County Planning Commission, and Lara Lapinski, Alan Keller, Dave Burkhart and Mike Mausteller from Penn Dot attended the May Planning Commission meeting to discuss the troublesome intersection at Rte. 220 and Rte. 405. A plan of action needs to be initiated by either Wolf Township or Hughesville Borough. The Borough was represented by Barry Hess and Brian Lambert. The Board of Supervisors sent the Borough a letter concerning this matter and was informed "that congestion does not pose a serious problem." Council does not believe a signal is justified at this time.

Ranse Bostley asked the Planning Commission to consider changing boundary lines on the two properties he owns at 565 and 571 Rte. 405 Hwy., to accommodate a safer and more convenient play area for the Daycare Center. The members reviewed several scenarios to accomplish Mr. Bostley's request. The Planning Commission made a recommendation to the Board of Supervisors not to make a bad situation worse. The lot is .35 acres which is 15,246 square feet. The minimum lot size with public sewer and/or water is 18,000 square feet in the Residential-Urban District.

In April, the Planning Commission gave support to the East Lycoming Recreation Authority plans for 2009 improvements. A letter of endorsement was given to Chairman Jeff Bower to be included in the Growing Greener Grant Application.

Even though, the typical work load for the commission was slow, members continued to stay busy by working on problems as reported and getting back to the update of ordinances. Work on the update started in 2007. Keystate has prepared a preliminary draft but, additional requests for changes have been received. The Board of Supervisors passed several regulations at the urging of the Zoning Hearing Board but, a complete Code of Ordinance Book will not be ready for some time.

Creating ordinances is a difficult task and takes a great deal of compromise and discipline to finish in a timely manner. The Wolf Township Planning Commission is dedicated to the area, it's residents, their predecessors and the Board of Supervisors.

/MNM