

## Wolf Township Planning Commission

### February 7, 2011 – Minutes

The regular meeting of the Wolf Township Planning Commission was called to order by Gary Papay at 6:58pm. Members present were Garry Burgard, Stuart Wolfe, David Gardner, Melanie McCoy and Gary Papay. Dan Vassallo also attended to consult on the submissions for the evening.

#### Visitors:

Carl Decker and Dave Thomas

#### Old Business:

Dan Vassallo updated the PC on the status of the Kahler Hills Development based on the BOS denying the waiver for a private road servicing 3 or more lots. A correction was made and only one waiver for approval is requested. The Board of Supervisors must decide if they will waive the 8 foot shoulder requirement for the Kahler Hills Drive Extension.

Garry Burgard brought up two additional concerns. He believes that the information used to determine the site distance for the new entrance of Kahler Hills Drive onto Sunrise Drive is incorrect. The Township road crew will perform the study using Penn Dot guidelines.

Garry pointed out that the actual stormwater controls on the property are not shown on the drawings. McTish used new data for calculations with their own stormwater plan. Dan was unaware of this information and will have to review once again the stormwater materials based on the new information. He will contact Steve Gibson.

David Gardner made a **MOTION** to recommend conditional approval to the Board of Supervisors, seconded by Stuart Wolfe.

The Conditions are:

1. DEP Approval of Sewage Planning Module
2. Satisfactory Results from investigations of stormwater and site distance
3. Improvement Guarantee Agreement
4. Line of Credit
5. Approval of shoulder waiver
6. Solicitor Approval of all Documents

The majority ruled and the motion was approved. Garry Burgard was opposed.

*A cul-de-sac rough draft ordinance was given to Dan Vassallo for review and comment.*

***New Business:** It was decided at the joint work session of the BOS and the PC that an extension of the Residential Urban District should be made along Rte. 220 South. This area meets the criteria in the definition. Garry made a **MOTION** to recommend to the BOS that the designated area on the Geo Plan maps be changed to Residential Urban, seconded by Stuart Wolfe. Motion carried.*

*Gary Papay gave a presentation on the meeting he attended on Walkable/Bikeable Community Principles. Garry Burgard made a **MOTION** to recommend that the BOS write a letter of support for the joint initiatives proposed for healthier communities. David Gardner amended the support statement, excluding the Streetscape section. Seconded by Garry Burgard. Motion carried.*

*Garry asked about more work sessions. Melanie explained due to auditing issues she would not be available in February. A list of topics that will need work were discussed.*

*Meeting was adjourned at 8:45pm.*

*Respectfully submitted,*

*Melanie N. McCoy*

*Melanie McCoy, Secretary*

*Cc: BOS*

*Brett Feese*

*Angela Snyder*