

Wolf Township Planning Commission

January 3, 2011 – Minutes

The regular meeting of the Wolf Township Planning Commission was called to order by Gary Papay at 7:04pm. Members present were Stuart Wolfe, David Gardner, Melanie McCoy and Gary Papay. Dan Vassallo also attended to consult on the submissions for the evening.

Visitors:

Nick Bryan

Old Business:

Nick Bryan supplied comment and changes based on Dan Vassallo's review of Kahler Hills Estate, Phase III. Nick will supply all required documents to the Township tomorrow.

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

The Conditions are:

1. Approval of Sewage Planning Module
2. Plans must be stamped by the County
3. Improvement Guarantee Agreement
4. Line of Credit
5. Approval of all waivers
6. Covenant Stating the Property Owners on the Private Road will never ask the Township to take over the road.

Motion carried.

Cul de sac packets of information were distributed. The joint work session is scheduled for January 24, 2011.

24 Building permits were issued in December with a \$3,241,000.00 future increase in Wolf Township's tax base.

New Business: The Planning Commission believes that the basic explanation given in the cover letter for the Act 537 Plan Special Study appears to be reasonable. The Township should not enlist the Township Engineer to review the work performed by McTish.

Meeting was adjourned at 8:15pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS

Brett Feese

Angela Snyder