

Wolf Township Planning Commission

July 6, 2011 – Minutes

The regular meeting of the Wolf Township Planning Commission was called to order by Gary Papay at 7:05pm. Members present were: Gary Papay, Stuart Wolfe, Garry Burgard, Melanie McCoy and David Gardner. Township Engineer, Dan Vassallo attended to discuss current plans

Visitors: Carl Schultz, Richard Shuler, Alex Legros, Dennis Newman, and Todd Ross.

New Business:

The TRACS Land Development Plan was received in the Township office on 6/23/2011. The Lycoming County Planning Commission and the Township Engineer are allowed 30 days for review.

Dennis Norman, engineer for TRACS, brought the County comment with him to the meeting.

Dan Vassallo reviewed the plans prior to the meeting and verbally gave comments to Mr. Norman. Dennis made the changes suggested and also brought them to the meeting. The engineers discussed the plan and Dan's letter of review will be mailed to the Township after a thorough review is completed.

Garry Burgard made a **MOTION** to grant preliminary approval, any work done would be at the developer's risk. Garry withdrew the MOTION.

Melanie McCoy made a **MOTION** to conditionally approve the TRACS Land Development Plan with the following conditions:

1. Receipt of the Engineer's review letter and compliance by the developer.
2. Waiver Request and Approval by the BOS of Section 22-409.C.1.B.
3. Receipt of NPDES permit
4. DEP letter - approval of Sewage Exemption Card
5. Township Driveway Permit
6. Cost Estimate of Improvements
7. Improvement Guarantee Agreement
8. Operation and Maintenance Agreement
9. Fence Permit
10. BMP Operation and Maintenance Plan

The MOTION was seconded by Garry Burgard. After discussion the motion carried.

Miscellaneous Business:

Conditional approvals will continue to occur due to the DEP procedures now in place and the decreased staff at DEP. There was a discussion concerning better ways to review plans.

Meeting was adjourned at 8:45pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS