

Wolf Township Planning Commission

June 6, 2011 – Minutes

The regular meeting of the Wolf Township Planning Commission was called to order by Gary Papay at 7:03pm. Members present were Gary Papay, Stuart Wolfe, Garry Burgard, Melanie McCoy and David Gardner.

Visitors: Carl Schultz, Dean & Frances Spring, Alex Legros, Dennis Newman, Rob Tagge, and Todd Ross.

Mr. & Mrs. Spring submitted a sketch plan of a proposed subdivision they would like to pursue. Garry Burgard made a **MOTION** to not recommend a variance be granted by the Zoning Hearing Board for this project, seconded by Melanie McCoy. Based on the number of acres involved and the fact that this is a severed lot, the Planning Commission recommends that the Spring's try purchasing enough land to make both proposed lots conforming. Dan Vassallo suggested that the Spring's negotiate with Scott Kepner to purchase enough land and Mr. Kepner could continue to farm the property. Dan also suggested contacting the Township SEO, Bill Toth, to determine if the lot can be perked. Garry Burgard withdrew his motion.

New Business:

Robert Tagge presented a simple subdivision of Lot#2, adding Lot #25. Both lots can be serviced with public water and sewer, and the utility locations were explained to the commission. Garry Burgard made a **MOTION** to approve, seconded by Stuart Wolfe. Motion carried.

Dan Vassallo reviewed the subdivision of Scott and Ann Milheim. Garry mentioned that there is an existing driveway on the residual piece of this property. The Planning Commission updated the Code of Ordinances January 2011 to state that access driveways must be shown on plans.

Garry Burgard made a **MOTION** to approve contingent on approval of Sewage Planning Module, seconded by David Gardner. The Sewage Module documents were given to Bill Toth on 5/24/2011. He has not returned them to the Township. Melanie McCoy abstained. Motion carried.

Garry Burgard feels that the Board of Supervisors should take a serious look at where the water runs on Sunrise Drive, particularly with all the proposed new homes that will be in this particular area. During the most recent series of storms the water is running

across Sunrise Drive downhill, directly into the Boyer property that is being constructed across from Garry.

*Dan Vassallo reviewed the TRACS subdivision prior to the meeting. He recommends approval, looks good. The items addressed in the Conditional Use decision will all be reviewed during the Land Development process. Dennis Norman will have this plan prepared and submitted for the July 6 meeting. Garry Burgard made a **MOTION** to approve the subdivision, seconded by David Gardner. Motion carried.*

Dennis Norman will address the items in Mr. Vassallo's review so that the BOS may release the improvement bond for T Ross located on Rte. 220 North. It is recommended that the BOS release 50% at this time.

Old Business: The Cass Kiess property will be discussed at the Board of Supervisors meeting to hopefully find a solution to this reoccurring problem. If the Township does not enforce Deed Restrictions, could we approve Mrs. Kiess subdivision and then the residents of LAM would have to initiate a civil suit to stop any building?

Miscellaneous Business:

Two gas well ordinances were distributed for review and comment by the members. Meeting was adjourned at 8:15pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS