

Wolf Township Planning Commission

March 7, 2011 – Minutes

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

Visitors:

Old Business:

None of the Conditional Approvals granted thus far, can be signed. All information required has not been received.

Garry updated the members on the site visit at Kahler Hills on 3/1/2011. The site distance for the proposed road is acceptable.

Dan Vassallo recommends that Steve Gibson, Project Engineer assure the Township that the discharges evident at our site visit from the fields down to the existing water course have been accounted for in the stormwater design and the sizing of the culvert pipe under the proposed Kahler Hills Drive Extension. Dan, also recommends that a highlighted note be placed on the cover sheet of the plans stating that the Developer or Future Lot Owners will be responsible for any consequences caused by the subsurface drainage that presently exists on the site, if this system should be disrupted and causes subsurface drainage problems to proposed dwellings, etc. The Township will not be responsible for any such consequences.

The Planning Commission agrees with both recommendations.

New Business: The members will review the proposed amendments drawn up by Brett for Hazardous Materials and the Zoning Map change. Any comments will be forwarded to Melanie. The Planning Commission initiated these amendments.

The PC was asked for recommendations to the Zoning Hearing Board.

Garry advised that the criteria used for judging site distance in our SLDO needs a better description.

Meeting was adjourned at 7:45pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS