

Wolf Township Planning Commission

May 2, 2011 – Minutes

The regular meeting of the Wolf Township Planning Commission was called to order by Gary Papay at 7:00pm. Members present were Gary Papay, Stuart Wolfe, Garry Burgard and David Gardner.

Visitors: Aubrey Alexander – Sebastian Land Co.; Nathan Johnson, Stephen W. & Ida K. Ryder and David Thomas.

New Business:

Aubrey Alexander presented a sketch plan for an extension of the recent Conditional Use he requested for property at 825 Rte. 405 Hwy. Stephen Ryder, representing the Muncy Valley Moose, neighbor to this property, expressed concerns about stormwater, ground water contaminants, screening and buffering.

The Planning Commission recommends that the neighbors work together on the stormwater issues and screening decisions. All the issues raised will be specifically addressed when the Land Development is reviewed.

The PC recommends approval contingent on approval of the Land Development Plan.

Suzanne Jordan failed to submit a sketch plan and did not appear at the meeting.

Old Business: Dave Thomas presented an updated preliminary sketch plan for his proposed development with limited access to Rte. 220 and full access of Wolf Run Road. The PC concurred that the Thomas plan looked good.

Gary updated the commission on the progress he has made thus far with Mark Murawski, Lycoming County concerning Rte. 220/Rte. 405 intersection. Gary would like to see the Township continue to be proactive working towards the placement of a red light.

Miscellaneous Business:

Garry Burgard presented an update to the Zoning Ordinance providing detailed instructions on the requirements for screening.

Meeting was adjourned.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS