

Wolf Township Planning Commission

October 3, 2011 – Minutes

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

Visitors: David Roberts, Shane Wiggins, James Roberts, Daniel Roberts, Carlton Decker, Tim Wentz, Dave Thomas

Miscellaneous Business:

The Malara one lot subdivision was reviewed. Based on interpretation the engineer and the Zoning Officer made different decisions on the lot lines proposed. A **MOTION** was made by Melanie McCoy, seconded by David Gardner that the submission was incomplete and tabled until the next meeting. Motion carried. The Malara's need to submit a Highway Occupancy Permit for the new lot, provide a capacity letter for water and the Zoning Officer's decision in writing should be included.

Tim Wentz, Daniel and David Roberts addressed the Planning Commission and explained the operations and future plans of DR Wellsite. David Gardner made a **MOTION** to recommend approval of the request to locate a Contractor's Shop and Yard on the property along Rte. 220 North. Stuart Wolfe seconded the motion. Motion carried. The owner is to maintain the storm water basins to keep them free of debris and an evacuation plan for the equipment stored on the property will be submitted to the Township.

It was recommended to the applicant to submit plans for the building permit, so that building may start as soon as the Land Development Plan is approved, probably the November meetings. The property can not be used until it is developed.

Carlton Decker asked the board to consider a new proposal for his development to remove Basin 1-C and replace with a Wet Pond along Sunrise Drive. Stuart made a **MOTION** to deny the request, use the previously approved plan. Seconded by Melanie McCoy and unanimously approved.

Mr. Decker's second request was for a waiver to allow three lots to use the same driveway. He cannot build the approved driveways and maintain the slope percentage

of our ordinance. Stuart made a **MOTION**, seconded by David Gardner to recommend a waiver on the slope, allowing him to go up to 16.5%.

David Thomas answered a few questions concerning his new development, MIRA Point. The Planning Commission would like to visit the site before the next meeting, when the plans will be officially reviewed.

A work session is scheduled for October 17, 7pm.

Meeting was adjourned at 10:05pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS