

Wolf Township Planning Commission

September 8, 2010 – Minutes

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

Visitors:

Dennis Norman, Joel Schick and Todd Ross.

New Business:

The Planning Commission reviewed Joel Schick's Sketch Plan. The main purpose of the meeting was to seek approval for lots 5 and 6 and the road leading to the lots. Mr. Norman and Mr. Schick feel these are the key to making the entire project viable. The road already services lots 1 & 2. The road as presented will have a cul de sac and a snow push off.

Melanie will ask Charlie Hall, Roadmaster, his preference of the three options involving waivers from the Board of Supervisors.

Option 1: Dedicate the road to the Twp., follow Penn Dot specs but allow for minimum cart way of 20 feet rather than 24 feet.

Option 2: Allow this road to be a private road servicing 4 lots with a legal agreement by all four. The SLDO ordinance specifies not more than 3 on a private road.

Option 3: The road would be eliminated and the lots would be accessed from a shared driveway for Lots 5 and 6. The driveway would come off of the main road between Minatelli and Neiswender.

The Planning Commission made it very clear that once a choice is made and Joel turns in a Preliminary Plan they will need to see the entire layout of the development including all of the land affected.

Dennis Norman presented grading plans for the T Ross Contractor Yard. The property will be a staging site for a gas company. There will be truck parking and the barn will be renovated for maintenance.

A **MOTION** to recommend that a Conditional Use be granted to Mr. Ross with the following criteria was made by Garry Burgard, seconded by Melanie McCoy. Screening will be planted along the south east corner at a distance both ways of 200

feet. Screening must reach a height of 6 feet and be of adequate density to provide a visual barrier to the adjacent residential area within a two year period. Screening when fully grown should be 3 feet off the property line. There are no plans for unenclosed storage at this time but if this should change all storage areas will be fenced or screened. Motion carried.

Dennis Norman presented a Sketch Plan for Lee Daye to provide 3 different types of housing on his land on Rte. 220 North. The Planning Commission felt it was a permitted use but it must be specifically identified as Transient Lodging when the Preliminary Land Development Plan is presented.

Old Business: The PC feels that the Yard Sale Ordinance is unnecessary and would be extremely difficult to enforce.

Meeting was adjourned at 8:41pm.

Respectfully submitted,

Melanie N. McCoy

Melanie McCoy, Secretary

Cc: BOS

Brett Feese

Angela Snyder