

Valley Township Planning Commission Minutes

October 2, 2013

The Valley Township Planning Commission held its meeting October 2, 2013 at the Valley Twp. Building. In attendance were Richarh DiGiacomo, Dan McGann, Ralph Reedy Tom Bedisky and Scott Edmeads. Absent were Glenn Simington and Jon Wetzel. Also in attendance were Supervisor Judy Achy and zoning officer Mike Kull.

Other Attendees: Bob Beishline representing his property in Valley Township.

The meeting was called to order at 7:00 PM with the reading of the September minutes. The minutes were read. A correction to the Beishline subdivision to 3.25 Ac instead of 3.5 Ac (this was an estimated amount on sketch plans). Motion to accept corrected minutes by Tom and a 2nd by Dan, motion passed.

Old Business: Bob Beishline presented a subdivision for 3.25 Ac off Trac 3 to be conveyed to Dave E. & Suzanne S. Jensen. The fees have been paid and the application with plans signed by Montour County Planning were reviewed. There is a 16 Ac residual to Trac 3. The plan was approved with a motion from Ralph and a 2nd by Tom, motion passed.

Mike informed the Commission there will be a Zoning Ammendment Hearing at 6:45 October 9th before the supervisors' meeting for the Jim DeGreen property. The two lots along McCracken Road are zoned R-1 to be changed to C-2, and a five Ac tract south of I-80 zoned R-2 to be changed to C-2. No action taken at this time.

Kathie Hunter will be contacted to update our zoning, subdivision and land plan development ordinances. Tentatively she will be asked to attend the next Planning meeting in November.

Mike was contacted by Dr. Savastava in reference to the Shanti Mandi Temple. The previous plan was reviewed by Larson Design 5/24/12 and approval of the Storm Water Management Plan required seventeen items that needed to be addressed. No representation from the temple was present, no action taken.

New Business: Neil Martz wanted a formal letter indicating the property did not comply with R-1 requirements. After review of the zoning ordinance, Mike informed the commission that this lot would be considered a nonconforming lot and if building can fit into the guidelines of Section 901 B then a certificate of nonconformance can be issued to the property owner. Neil Mertz will be contacted to review the findings of the zoning officer with him.

Judy informed the commission a Zoning Hearing Board meeting will be held 10/11/13 at 6:00 PM . This is a public hearing to review a request for a variance to the sign ordinance for McDonalds to make changes to their present signs.

Judy reminded the Commission the Montour County Officials Association dinner will be held October 17, 2013 at the Washingtonvill Fair Building .

The meeting was adjourned at 7:45 PM with a motion by Tom and a 2nd by Ralph, motion passed.

Respectfully Submitted,

Scott Edmeads, Secretary Valley Township Planning Commission