

Valley Township Planning Commission Minutes

October 6, 2010

The Valley Township Planning Commission held its meeting October 6, 2010 at the Valley Twp. Building. In attendance were Tom Bedisky, Ralph Reedy Dan McGann and Scott Edmeads. Absent were Jon Wetzel, Richard DiGiacomo and Glenn Simington. Also in attendance were supervisors Judy Achy and Mike Kull.

Other Attendees: Carl and Patricia Reams, Ken and Lori Piestrak and Walter Rupert- township residents, Sue Hartman-guest of Ken Piestrak, Peter Uhl- representing the Hindu temple and Matteo Ludoca

The meeting was called to order by chairman Tom Bedisky at 7:07 PM with the reading of the September minutes. The minutes were approved with a motion by Dan and a 2nd from Ralph, motion passed.

Old Business: Ken Piestrak presented a copy of the deed for Hidden Valley Estates. He informed the commission of the deed restrictions that exist for the future site of the Hindu temple. The restriction reads as follows: 'No more than one (1) house, together with all appurtenant outbuildings shall be constructed on any lot in the subdivision The barn site is excluded from this restriction and may have a Commercial Business that zoning allows.'. The commission informed the concerned residents of the development that our zoning for this property allows churches and places of worship as a permitted principal use and structure. Mike Kull indicated that our solicitor has deemed it a civil matter to be taken up by the courts. A review of the original subdivision showed no deed restrictions on the plan. No action taken.

New Business: Peter Uhl-representing Matteo Ludoca, presented a plot plan to add a 4.41 acre parcel owned by Eastern Communities Limited to Mr. Ludoca's existing property along Rt. 642. There is a 30' parcel of ground separating the two parcels that is currently owned by another party who is in a nursing home. Lawyers are trying to obtain power of attorney to purchase this parcel and add it to Mr. Ludoca's property. The commission informed Mr. Uhl that until this issue can be resolved, the 4.41 acres would be a separate parcel and not an add on. No action taken.

Judy invited the commission to the Montour County Association of County Officials dinner at the Washingtonville Fair grounds on October 21st. If anyone is interested in going, to let her know by October 12th.

The meeting was adjourned at 7:58 PM with a motion by Ralph and a 2nd from Tom, motion passed.

Respectfully Submitted:

Scott Edmeads, Secretary Valley Township Planning Commission