

# Valley Township Planning Commission Minutes

December 4, 2013

The Valley Township Planning Commission held its meeting December 4, 2013 at the Valley Twp Building. In attendance were Richard DiGicomo, Ralph Reedy, Tom Bedisky, Jon Wetzel and Scott Edmeads. Absent were Glenn Simington and Dan McGann. Also present were supervisors Judy Achy and Watl Rupert and zoning officer Mike Kull.

Other Attendees: Wayne Hilderbrand-representing the Roth subdivision and Ted Yeager-representing Southland Log Homes.

The meeting was called to order at 7:02 PM with the reading of the November minutes. The minutes were approved as read with no corrections.

Old Business: Judy thanked the Commission for their representation at the workshop with Kathy Hunter. The next review of possible revisions to our zoning books is tentatively scheduled for the 3<sup>rd</sup> Wednesday in March, subject to change.

New Business: Ted Yeager represented Southland Log Homes in requesting a conditional approval from the Commission for a log home office to be constructed between McCracken Road and Interstate 80. The current land owners are Wilard G. And Jean Edwards. The property was recently zoned C-2 and supports this type of business. Application was submitted with plans and fee paid, a driveway permit has already been issued. DEP approval of the sewage module for a storage tank system and signature from Montour County Planning Commission are necessary to complete the plan. A motion to conditionally approve the plan was made by Ralph with a 2<sup>nd</sup> by Tom, motion passed.

Wayne Hilderbrand, representing a subdivision for the Roth property presented a plan for review. The current owner, David L. Roth is subdividing the 61.565 Ac parcel into three lots. Lot 1 contains 20.855 Ac, Lot 2 has 20.855 Ac and Lot 3 with 19.855 Ac. Allen W. Roth would receive Lot 1, David L Roth would receive Lot 2, and Bryon C Roth would retain Lot 3. A portion of Lot 1 is in Valley Twp with the remainder in Derry Twp. Lots 2 and 3 are in Valley Twp. After review, a motion to approve plan as presented was made by Tom with a 2<sup>nd</sup> by Jon, motion passed. Wayne will present plans to Derry Twp for approval prior to supervisor approval.

The meeting was adjourned at 7:43 PM with a motion by Ralph and a 2<sup>nd</sup> by Tom, motion passed. Next meeting will be January 2<sup>nd</sup> due to the holiday, Judy will advertize this change.

Respectfully Submitted,

Scott Edmeads, Secretary Valley Township Planning Commission