

# Valley Township Planning Commission Minutes

## May 4, 2011

The Valley Township Planning Commission held its meeting May 4, 2011 at the Valley Twp. Building. In attendance were Tom Bedisky, Ralph Reedy, Jon Wetzel, Glen Simington, Richard DiGicommo and Scott Edmeads. Absent was Dan McGann. Also in attendance were supervisor Judy Achy and zoning officer George Plafcan.

Other Attendees: Pet Uhl- representing the Ryan Haines subdivision, Matteo Ludoca- township resident.

The meeting was called to order by chairman Richard Digocomo at 7:07 PM with the reading of the April minutes. The minutes were read and approved with a motion by Tom and a 2<sup>nd</sup> by Glenn, motion passed.

Old Business: Judy informed the commission that Mr. Ludoca attended the supervisor meeting to discuss the sewage issue on his property on McCracken road. After a lengthy discussion, the solicitor informed Mr. Ludoca that the options offered by the SEO were the only choices he has to replace the sewage system at this time. Mr. Ludoca will try to attend the township sewer authority meeting this month to see if any extension on McCracken road is planned for the future.

Judy informed the commission that Sue Fetter wanted to know the status of the Carl and Nancy Mausteller subdivision. The check for the subdivision fee was included with the plans and will be forwarded to the township treasurer. Mr. Hildebrand will be contacted to find out if DEP and West Hemlock approval were obtained. No action taken.

New Business: Peter Uhl presented a subdivision for Ryan Haines. The existing house and garage will have 7.91 acres with a 7.3 acre residual. The plan indicates that the residual can not be developed. Application and fee need to be submitted prior to supervisor approval. Scott made a motion to accept the plan as submitted on the condition that application and fees are received prior to supervisor approval, with a 2<sup>nd</sup> by Tom. Motion passed.

Mateo Ludoca had two concerns that exist at Sunnybrook Park. Mat informed the commission that the cabins and the inclosed soccer/hockey court are in poor condition and are a safety concern for children at the park. The commission informed Mat that the park is governed by a board and the township has no authority to request the board to take action. Judy informed Mat that she would attend their next meeting and voice his concerns.

The meeting was adjourned at 7:37 PM with a motion by Jon and a 2<sup>nd</sup> by Ralph, motion passed.

Respectfully Submitted:

Scott Edmeads, Valley Township Planning Commission