

# Valley Township Planning Commission Minutes

June 1, 2016

The Valley Township Planning Commission held its meeting June 1, 2016 at the Valley Twp Building. In attendance were Glen Simington, Dan McGann, Ernie Wright, Tom Bedisky, Ralph Reedy and Scott Edmeads, Absent was Jon Wetzel. Also in attendance were supervisors Mike Kull and Gary Derr and zoning officer Susan Kuziak.

Other Attendees: Joe Harvey-representing Key Trucking, George Hess, Donald Rawls, and Peter Terrell-representing Dan-Ber, and Dave Fox-resident of the township.

The meeting was called to order by Ralph at 7:00 PM with the reading of the May minutes. A motion to approve the minutes as read was made by Ernie with a 2<sup>nd</sup> by Tom, motion passed.

Old Business: Joe Harvey presented a 400 page document which included the NPDS and E&S modules and approval letters from Montour County Conservation. A letter from Larson Design Group containing the comments of the review dated 5/24/2016 was presented to the commission. There were 14-subdivision/Land Development Ordinance remarks, 7- Zoning Ordinance remarks and 10-Storm Water Management remarks. A discussion concerning the remarks ended with a motion by Glen requesting Mr Harvey to address the Larson comments with a response in writing that would be submitted to our Twp engineer for approval in order for a conditional approval to be granted. A 2<sup>nd</sup> was made by Tom, motion passed.

Mr Rawls presented the final plans for the Dan-Ber project with a review letter from Larson Design Group dated 5/18/2016 and a resolution letter dated 6/1/2016. There were 15-Subdivision/Land Development Ordinance Comments, 6- Zoning Ordinance Comments and 7-Storm Water Management Comments. The commission reviewed the comments and remarks with Mr Rawls. The recommendation by the commission is to make any necessary corrections to the plan prior to the supervisor's meeting. A motion was made by Scott to give conditional approval for the final plan based on the resolution remarks contained in the letter from Larson dated 6/1/2016. A 2<sup>nd</sup> was made by Tom, motion passed.

New Business: Mike presented a three lot subdivision for Douglas R Milks along Frosty Valley Rd. Lot #1 contains 1.768 Ac and is an add on to Douglas Milks lot which contains 4.464 Ac. Lot #2 contains 3.735 Ac and a Residual Lot contains 3.202 Ac. A sewage module was signed in order to obtain DEP approval. Application was received and fees have been paid. A motion was made by Dan to table the plan until DEP approval is received with a 2<sup>nd</sup> by Glen, motion passed.

The meeting was adjourned at 8:45 PM with a motion by Ernie and a 2<sup>nd</sup> by Tom, motion passed.

Respectfully Submitted,

Scott Edmeads, Secretary Valley Township Planning Commission