

Valley Township Planning Commission Minutes

July 6, 2016

The Valley Township Planning Commission held its meeting July 6, 2016 at the Valley Twp. Building. In attendance were Glenn Simington, Ralph Reedy, Jon Wetzel, Ernie Wright, Dan McGann and Scott Edmeads. Absent was Tom Bedisky. Also in attendance were zoning officer Susan Kuziak and supervisors Mike Kull and Walt Rupert.

Other Attendees: Wayne Hildebrabd representing the Douglas R Milks subdivision, Cody Lytle from Herbert, Rowland & Grubic representing Villager Reality and Dave Fox-township resident.

The meeting was called to order by Ralph at 7:03 PM with the reading of the June minutes. The minutes were read and approved as read with a motion by Dan and a 2nd by Glenn, motion passed.

Old Business, Wayne presented a revised subdivision for Douglas R Milks. Lot #1 containing 1.768 Ac is to be an add on to Doug's existing 4.464 Ac lot and the previous Lot#2 and Lot #3 are now combined and contain a total of 6.937 Ac. This was due to Lot #3 was never perked and Lot #2 has an existing perk approval. The DEP approval has been granted but no letter to confirm. After review of the revised plan Scott made a motion to approve the plan with two signatures to the plan with a third prior to the supervisors meeting if the letter of approval is received. Glenn made a 2nd, motion passed.

A letter dated 7/5/2016 was received by the Commission from Key Trucking requesting a 90 day extension for review and plan approval for the property along McCracken Road. Jon made a motion to approve the 90 day extension in order for Key Trucking to address the issues found by Larson Design Group. Glenn gave a 2nd, motion passed with Dan abstaining.

Cody Lytle presented a final plan for the Valley Mini-Storage (Villager Reality) for approval with the understanding that the plan still needed to be reviewed by Larson. The fee has been paid and application completed. A motion to table the review was made by Jon with a 2nd by Ernie until the township engineering firm can complete a review, motion passed.

The final plan for Dan-Ber was presented for signatures to be placed on the plan. The plan had already received conditional approval in June and revisions have been made, no further action required. The signatures were placed on the plans and forwarded to the supervisors for their approval.

The meeting was adjourned at 7:50 PM with a motion by Glen and a 2nd by Dan, motion passed.

Respectfully Submitted,

Scott Edmeads, Secretary

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