

# Valley Township Planning Commission Minutes

## August 1, 2012

The Valley Township Planning Commission held its meeting August 1, 2012 at the Valley Twp. Building. In attendance were Ralph Reedy, Tom Bedisky, Dan McGann, Richard DiGiacomo and Scott Edmeads. Absent were Jon Wetzel and Glenn Simington. Also in attendance zoning officer George Plafcan.

Other Attendees: Wayne Hildebrand-representing Laru O. & Patricia A. Shultz and Kevin Williams.

The meeting was called to order by chairman Richard DiGiacomo at 7:01 PM with the reading of the July minutes. The minutes were read and approved with a motion by Tom and a 2<sup>nd</sup> by Ralph, motion passed.

Old Business: Wayne Hildebrand presented a subdivision plan for Larue & Patricia Shultz and Kevin Williams. Application was completed and fees were paid. The 3.051 Ac were divided into Lot 2A-1 (1.434 Ac), to be a vacant lot not for development and Lot 2A-2 (1.617 Ac) available as a single-family parcel. A review of the plan was performed, on Lot 2A-2 the front set back was only 30'. The required front set back for R-1 is 50'. Scott made a motion to table the plan until the correction is made to the plans, followed by a 2<sup>nd</sup> from Dan, motion passed.

New Business: A preliminary plan for a subdivision was submitted by Richard C. Parsons Land Associates, 301 West Center St., Elysburg, Pa. (570-672-2317) for Edward G. And Cheryl J. Pulsifer. Lot 1 contains 26 Ac and is zoned Industrial. The remaining lot is labeled residual with no acreage. After a review, the commission would request the acreage of the residual be placed on the plan, and if a right-of-way would need to be indicated on the plans or is there another access road available to the property. Scott will contact the surveyor and report his findings to the commission at the next meeting.

The meeting was adjourned at 7:33 PM with a motion by Tom and a 2<sup>nd</sup> by Ralph, motion passed.

Respectfully Submitted,

Scott Edmeads, Secretary Valley Township Planning Commission