

# Valley Township Planning Commission Minutes

## August 7, 2013

The Valley Township Planning Commission held its meeting August 7, 2013 at the Valley Twp. Building. In attendance were Tom Bedisky, Glenn Simington, Ralph Reedy, Richard DiGiacomo, Scott Edmeads and Dan McGann. Absent was Jon Wetzel. Also in attendance were supervisors Judy Achy and Walt Rupert.

Other Attendees: Wayne Hildebrand-representing The Klein Family Trust Neil Martz -representing property on Bogart Rd. Gary Derr, Matt Derr and Jim Degreen-representing property along McCracken Rd.

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

Old Business: None

New Business: Wayne presented a 2 Ac subdivision off 'The Klein Family Trust' of Carl Klein. The residual is 104 Acres. Fees are paid and application submitted with plan. A DEP sewage module was signed and returned to be reviewed by DEP, supervisor approval will not be given until module is approved. The parcel is allowed under the Clean and Green guidelines. A motion was made by Ralph to approve the plan as presented, with a 2<sup>nd</sup> by Glenn, motion passed.

Neil Martz has property along Bogart Rd but contains only 0.8 Ac. The property is zoned R-1 and requires a minimum 1 Ac to build on. The commission informed Neil 0.2 Ac would need to be added to property for it to be sold or built on. The only other option would be to sell to a neighboring property owner. No action taken.

Jim Degreen wanted information of the process and cost of a zoning change for property along McCracken Rd and a portion south of I-80. The zoning change would be R-1 to C-2. Jim has tentative buyers for the ground. The cost to request a zoning change is \$500 . No action taken.

The meeting was adjourned at 7:50 PM with a motion by Tom and a 2<sup>nd</sup> by Glenn, motion passed.

Respectfully Submitted,

Scott Edmeads, Secretary Valley Township Planning Commission