

Valley Township Planning Commission Minutes

September 5, 2012

The Valley Township Planning Commission held its meeting Sept. 5, 2012 at the Valley Twp. Building. In attendance were Richard DiGiComo, Glenn Simington, Jon Wetzel, Tom Bedisky and Scott Edmeads. Absent were Dan McGann and Ralph Reedy. Also in attendance were supervisor Judy Achy and zoning officer George Plafcan.

Other Attendees:Randy Shearer-(McTish,Kunkel & Assoc.)-representing the Angad Sandhoo Danville Gas Station with Gurie Sandhoo, Jaspreet Sandhoo and Angad Sandhoo. Peter Uhl-representing the Shanti Mandir Temple. Wayne Hildebrand- representing the Shultz/Williams subdivision. Kevin Strunk-(Richard C. Parsons Land Assoc.)-representing the Pulsifer subdivision.

The meeting was call to order at 7:00 PM with the reading of the August minutes. The minutes were read and approved with a motion by Tom and a 2nd by Jon, motion passed.

Old Business: Scott reported that contact was made with KevinStrunk(8/13/12) with concerns of the preliminary plan presented in August. Kevin presented the commission with the fee, application and changes made to the plan. The plan no longer contains the previous access road through the residual property and the residual acreage (94 Ac) was indicated on the final plan. A motion to accept the subdivision was made by Scott with a 2nd by Tom, motion passed. The commission informed Kevin that the existing access road to the lower portion of the property would not meet the required width if developed as an industrial site.

Wayne Hildebrand presented the final plans for the Shultz/Williams subdivision with the correction to the 50' front set back on Lot 2A-2. A motion to accept the plan was made by Tom with a 2nd by Scott, motion passed. The fee and application will need to be received prior to the supervisors approval of the plan.

Peter Uhl informed the commission that along with the consistency letter(to be drafted by Larson Design Group), the twp must enter into an agreement to have the ability to inspect the storm water management work done on site for the temple. This requires a form signed by both twp and the temple to accompany the consistency letter prior to the issuance of the NPDS permit. No further action at this time.

New Business: Randy Shearer presented a conceptual plan for the Angad Sandhoo Danville Gas Station. The proposed plan is for a 4,032 sq ft building with four possibly five gas pumps and two diesel pumps. The plan shows access from both the Hampton Hotel access road and from Old Valley School Road. The commission informed the developer of previous concerns from a previous attempt to develop this property, such as run off contamination into the stream, flood plane, Penn DOT permit, etc. No further action at this time.

Judy informed the commission that the Montour County Officials Association will have its annual meeting at the Washingtonville Fair Building on October 18th. Please contact Judy if you intend to go. Members are free, guests are \$10.

The meeting was adjourned at 8:08PM with a motion by Tom and a 2nd by Jon, motion passed.

Respectfully submitted,

Scott Edmeads, Secretary Valley Township Planning Commission