

Valley Township Planning Commission Minutes November 1, 2017

The Valley Township Planning Commission held its meeting November 1, 2017 at the Valley Twp. Building. In attendance were Tom Bedisky, Dan McGann, Ralph Reedy, Jon Wetzel and Scott Edmeads. Absent was Ernie Wright. Also in attendance were Supervisor Mike Kull and Zoning Officer Suzanne Kuziak.

Other Attendees: Wayne Hildebrand representing a subdivision for Robert E & Gail B Smith and a subdivision for Peggy A Appleman. William Swanick from HRG representing Fine Line. Dave Fox-township resident.

The meeting was called to order by Chairman Ralph Reedy at 7:03 PM with the reading of the October minutes. The minutes were read and approved with no corrections by a motion by Tom and a 2nd by Jon, motion passed.

Old Business: None

New Business: Wayne presented the estate planning of the subdivision for Peggy A Appleman 88 Klondike Rd, which contains an 11 Ac portion for Lot 1 in Valley Township. Lot 1 contains 99.148 Ac in Liberty Township and 11 Ac in Valley Township. Lot # 2 contains 48.898 Ac including the farm buildings, septic and well. Lot #3 contains 3.134 Ac and is separated by Interstate 80. The fees were paid and application completed and a letter from the Montour County Planning has approved the subdivision. The Commission was asked to give approval for the subdivision in order for Liberty Township to grant a letter of approval from their Supervisors with final approval to be made by Montour County. The plans indicate 'not for development' and remains AR. A review indicated no issues and a motion to accept and sign the plans was made by Tom with a 2nd by Jon, motion passed.

Wayne presented an add on parcel from Robert E & Gail B Smith along Bull Run Rd to be conveyed to Michael & Suzanne Kuziak 134 Hess Hill Rd. The parcel contains 12.691 Ac and is 'not for development'. The fees were paid and application completed and a letter of approval from Montour County Planning Commission. A review indicated no issues and a motion to accept and sign the plans was made by Tom with a 2nd by Jon, motion passed.

William R. Swanick from HRG presented a sketch plan for Fine Line Homes for a 25 lot subdivision off Meadowbrook Rd. The parcel contains 40 Ac and is zoned R1 with a portion zoned Open Space. The Commission indicated any lot that would have a portion zoned Open Space would require a minimum lot size of 130,680 sf. The present plan indicates in-out access road with a five lot cul-de-sac. The water would be on lot with sewer attached to the Township sewer. No other information was offered by HRG. The Commission would request a hydrology study be performed in order to protect the current Meadowbrook residents. No action taken on the sketch plan.

The meeting was adjourned at 8:12 PM with a motion by Tom and a 2nd by Jon, motion passed.

Respectfully Submitted,
Scott Edmeads, Secretary Valley Township Planning Commission