

Valley Township Planning Commission Minutes

January 3, 2018

The Valley Township Planning Commission held its meeting January 3, 2018 at the Valley Twp. Building. In attendance were Ralph Reedy, Tom Bedisky, Dan McGann and Scott Edmeads. Absent were Jon Wetzel and Ernie Wright. Also in attendance were Supervisor Mike Kull and Zoning Officer Suzanne Kuziak.

Other Attendees: Wayne Hildebrand- representing two subdivisions, Joe Harvey- representing Key Trucking, Craig Welliver- Planning Commission candidate, Dave Fox – township resident.

The meeting was called to order by Chairman Ralph Reedy at 7:20 PM with the reading of the December minutes. The minutes were read and approved with no corrections by a motion by Tom and a 2nd by Dan, motion passed.

Reorganization: A motion to have Ernie Wright- Chairman, Jon Wetzel- Vice Chairman, Dan McGann- Treasurer and Scott Edmeads- Secretary was made by Ralph with a 2nd by Scott, motion passed.

A motion to offer Chris Welliver the vacant position on the Planning Commission was made by Scott with a 2nd by Tom, motion passed. A letter offering the position from the Commission and acceptance letter from Chris will be forwarded to the Supervisors for their February meeting for final approval and appointment.

Mike informed the Commission the township will be using McTish & Kunkel as the engineering firm for 2018. The firm is located at 1500 Sycamore Rd., Suite 320, Montoursville, PA. (570-337-3819).

Old Business: Joe Harvey representing Key Trucking reviewed a construction modification to the current Land Development Plan for his property along McCracken Road. The addition of a 60' X 64' addition was reviewed by HRG Engineering and appears to be consistent with the Ordinance and previously approved Stormwater management report and design. The final building dimensions will be 334' X 64'. After review, a motion was made by Tom with a 2nd by Dan to tentatively approve the modification upon receipt of final plans. Final approval to be received once plans can be reviewed and signed at our next meeting.

New Business: Wayne G Hildebrand presented a subdivision for Joyce E Ryan located at 15 Sugar Camp Rd & SR 54. The property is in Valley Twp and Derry Twp. Lot #1 is zoned single family and contains 43.163 Ac. Lot #2 is zoned AG Recreational and contains 12.883 Ac. Application was completed and fees paid. A DEP Non-Building Waiver from Jim Sanders was received. The plan was reviewed and signed by Montour County Planning Commission. Wayne will have the plan reviewed by McTish & Kunkel prior to our next meeting and have Derry Twp sign off on the plan. After review, a motion to place two signatures to the plan with a final signature upon review and approval from the township engineer was made by Scott with a 2nd by Dan, motion passed. DEP Waiver was signed.

Wayne G Hildebrand presented a subdivision for Michael H & Suzanne G Kuziak. The Lot #1 contains 26.488 Ac and is a portion of the property from DB 93 PG 547 located South of I 80 and West of T 342 and to be conveyed to the property listed in RB 266 PG 266. Michael and Suzanne own both properties. Lot #1 was a portion of land subdivided by I 80. Application was completed and fees

paid. The plan was reviewed and signed by Montour County Planning Commission. A DEP Non-Building Waiver from Jim Sanders was received. Wayne will have the plan reviewed by McTish & Kunkel prior to our next meeting. After review, a motion to place two signatures to the plan with a final signature upon review and approval from township engineer was made by Tom with a 2nd by Dan, motion passed. DEP Waiver was signed.

The meeting was adjourned at 8:25 PM with a motion by Tom and a 2nd by Dan, motion passed.

Respectfully Submitted,
Scott Edmeads, Secretary Valley Township Planning Commission