

# Valley Township Planning Commission Minutes

## March 2, 2016

The Valley Township Planning Commission held its meeting March 2, 2016 at the Valley Twp Building. In attendance were Ralph Reedy, Jon Wetzel, Dan McGann, Glenn Simington, Ernie Wright, Tom Bedisky and Scott Edmeads. Also in attendance was supervisor Gary Derr.

Other Attendees: Brian Roland- representing Dan-Ber Concrete, Dave Fox- resident of Valley Township

The meeting was called to order by Ralph at 7:00 PM with the reading of the February minutes. A motion to accept the minutes as read was made by Tom with a 2<sup>nd</sup> by Dan, motion passed.

Old Business: Glenn requested the funds approved by the supervisors be issued in order to avoid a minimum balance penalty. Gary would check with Bruce concerning this issue.

New Business: Brian Roland presented a Final Plan for Dan-Ber Concrete. An application was submitted with a fee payment. The Storm Water Development plan was included. The commission reviewed the plan as presented and determined it was incomplete for a proper review. The property contains both AR and Industrial zoning not designated on the plan. The NPDS was not completed, on-lot sewage approval by SEO was not completed, well designation or connection to municipal water has not addressed, R/W assess and signature blocks were some of the issues the commission found to determine this plan was incomplete. A motion was made by Glen to forgo any further review until Rohland Engineering, LLC could address these issues and present a completed Final Plan for review. A 2<sup>nd</sup> was made by Tom, motion passed. Mr Roland left the meeting requesting the plans be forwarded to Larson Design for review and declined the Commission Review Form.

Key Trucking resubmitted an application for 'Conditional Use' for the property along McCracken Road. There were no changes made to the application that was accepted March 4, 2015. A motion to accept the application and forward it to the supervisors was made by Scott with a 2<sup>nd</sup> by Tom. The motion passed by majority with one member abstaining.

The meeting was adjourned at 8:23 PM with a motion by Jon and a 2<sup>nd</sup> by Dan.

Respectfully Submitted

Scott Edmeads, Valley Township Planning Commission