

Valley Township Planning Commission Minutes

April 3, 2013

The Valley Township Planning Commission held its meeting April 3, 2013 at the Valley Twp. Building. In attendance were Glenn Simington, Ralph Reedy, Dan McGann, Richard DiGiacomo, Tom Bedisky and Scott Edmeads. Absent was Jon Wetzel. Also in attendance were supervisors Judy Achy and Walt Rupert and zoning officer George Plafcan.

Other Attendees: Neil Martz and Andy Martz- township property owners.

Ted Yeager-Villager Realty

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

Old Business: Supervisors issued a check for \$250 to replenish the Planning Commissions' treasury.

New Business: Neil and Andy Martz received 1.18 Ac along Bogart's Road from Neil W. Martz Sr. And Jean L. Martz. The property is currently marked not for development. The current property owners will need a new plot plan from a certified surveyor with "not for development" removed and approval from the municipal authority that approval for sewage is available. No further action at this time.

Ted Yeager from Villager Reality wanted to review the possibility of a future home builder moving into Valley Township and building a spec home on a 2.5 Ac Highway Commercial property along McCracken Road. The home can be used as an office but not a residence. There are still issues concerning sewage to resolve, on lot sewage, a holding tank or hooking up to the near by sewage line are possibilities. Ted will inform his client that the ability to use the property for commercial are available, but if the spec home were to be used as a residence, it would require a zoning change to residential. No further action at this time.

The meeting was adjourned at 7:25 PM with a motion by Ralph and a 2nd by Tom, motion passed.

Respectfully Submitted:

Scott Edmeads, Secretary Valley Township Planning Commission