

Valley Township Planning Commission Minutes

September 7, 2011

The Valley Township Planning Commission held its meeting Sept. 7, 2011 at the Valley Twp. Building. In attendance were Jon Wetzel, Tom Bedisky Richard DiGiacomo and Scott Edmeads. Absent were Glenn Simington, Dan McGann and Ralph Reedy.

Other Attendees: Randall Webster- representing the Woodhill Estates

The meeting was called to order by chairman Richard DiGiacomo at 7:30 PM, delayed because of weather related issues, 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: Randall Webster, representing the John R. Sensenig's Woodhill Estates development presented an application and check for fees. The commission reminded Mr. Webster that during the Zoning hearing (August 2010) for a change from OS to R1 that many of the residents around the possible new development were very concerned about the hydrology in this area. The commission indicated that if a development may result in water supply problems, the Township may require the developer to demonstrate that a reliable, safe and adequate groundwater supply exists to support the water usage demands of the proposed subdivision without detrimental effects upon existing adjacent water wells (Subdivision & Land Development Ordinance 405 B.2). A motion was made by Scott to table the plans until a proper hydrology study can be done and reviewed by our Township engineer before approval would be given. This was properly moved by a 2nd from Tom, motion passed.

New Business: None

The meeting was adjourned at 8:00 PM with a motion by Tom and a 2nd by Jon, motion passed.

Respectfully Submitted:

Scott Edmeads, Secretary Valley Township Planning Commission