

Valley Township Planning Commission Minutes  
October 3, 2018

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

Other Attendees: Dave Fox-township resident. Wayne Hildebrand- representing a sketch plan for Betty E Yoder. Joe Harvey- representing Key Trucking.

The meeting was called to order by secretary Scott Edmeads at 7:00 PM with the reading of the September minutes. The minutes were read and approved with no corrections by a motion by Craig and a 2<sup>nd</sup> by Jon, motion passed.

Old Business: Joe Harvey presented the addendum to the Key Trucking plan. A letter from HRG (twp. engineering firm) indicated the construction plans appear to be consistent with the Ordinance and previously approved stormwater management report and design. Upon review by the Commission, a 60' X 80' lean-to was added to the plan reviewed at the September meeting along with the 32' X 40' wash bay added to the end of the building. The plans were not reviewed by Montour County Planning at this time. A motion to conditionally approve the addendum with two signatures to the plan and a third prior to the Supervisor's meeting after Montour County Planning has signed off, was made by Dan with a 2<sup>nd</sup> by Craig, motion passed.

Mike informed the Commission the Act 537 required Danville Borough approval along with the other townships involved. A motion made by Craig and a 2<sup>nd</sup> by Dan was made to not oppose the plan presented with no comments from the Commission, motion passed.

New Business: Wayne Hildebrand presented a sketch plan for Betty E Yoder along Rt. 642 W. The plan divides Betty's current property into three lots with a 50' r/w through Lot 1 that will provide access to the three lots. Lot 1 contains 1.00 Ac. (even with r/w, the lot will contain the minimum required square footage), Lot 2 contains 1.00 Ac., and the residual lot contains 1.282 Ac. The Commission reviewed the plan and indicated the zoning for Lot 1 contains residential and highway commercial and a variance would be necessary. Also, Lot 1 may be required to attach to the township sewer. No action required for the sketch plan and Wayne will review the findings with the property owner to determine if they want to move forward.

Penn DOT is offering a meeting for Public Officials to review the PA 54 & PA 642 Highway Safety Improvement Project in Valley Township to be held October 9, 2018 from 4:00-5:00 PM at the Mahoning Township Building with a Public meeting to be held October 16, 2018 at 6:00 PM at the Danville Middle School. Detailed maps of the proposed improvement were included with the letter (available for review at the township building conference room).

The Commission was reminded of the upcoming Montour County Officials meeting and dinner at the Washingtonville Fairground on October 18<sup>th</sup>, registration starts at 5:15 PM with dinner at 6:00 PM. Please contact Judy Achy if you intend to attend (no later than next week).

The meeting was adjourned at 8:08 PM with a motion by Jon and a 2<sup>nd</sup> by Dan, motion passed.

Respectfully Submitted,  
Scott Edmeads, Secretary Valley Township Planning Commission