

Valley Township Planning Commission Minutes July 10, 2018

The Valley Township Planning Commission held its meeting July 10, 2018 at the Valley Twp. Building. In attendance were Ralph Reedy, Tom Bedisky, Dan McGann, Craig Welliver and Scott Edmeads. Absent were Ernie Wright and Jon Wetzel. Also in attendance were Supervisor Mike Kull and Zoning Officer Fred Sampsell and Eric Sechrist from McTish-Kunkel (twp. engineering firm).

Other Attendees: John Kerschner and Mark Satterson representing Fine Line Homes and Bill Swanick from HRG engineering firm representing subdivision plans for Old Iron Estates (formally called Mahoning Woods, Easter Communities, LP.) and Dave Fox- township resident.

The meeting was called to order by Ralph Reedy (former chairman) at 7:02 PM with the reading of the June minutes. The minutes were read and approved with no corrections by a motion by Craig and a 2nd by Tom, motion passed.

Old Business: Bill Swanick presented the response from McTish-Kunkel (dated 7/6/18) to the resolution of the issues presented in review dated 6/4/18. The majority of the issues have been resolved or will be a condition of final plan approval. The request for a waiver of the street tree planting requirement was approved with a motion by Ralph and a 2nd by Tom due to a large portion of the existing property is wooded. The Commission also are in favor of the waiver for the Cul-de-sac length due to the developer will provide a 32' cartway that will resolve emergency vehicle concerns, a motion from Craig and a 2nd by Ralph, motion passed. The plan was given conditional approval with a motion by Tom and a 2nd by Dan, motion passed. The Commission requested a hydrology study be reviewed by our engineer in order to protect existing residents from re-drilling wells. The plan will be forwarded to the Supervisors for review.

New Business: The Commission received an application from 5480 Partners (dated 5/9/18) for the 130 Ac parcel along Red Roof and Church Hill Road along with a sketch plan. The zoning amendment allows a Medical/Business Park Overlay Zoning District. A motion to accept the application and submitted sketch plan was made by Craig with a 2nd by Dan, motion passed. A motion to accept the terms of this agreement that the application will remain valid and effective for 5 years from the application date of May 9, 2018 was made by Tom with a 2nd by Craig, motion passed. No further action required.

The meeting was adjourned at 8:24 PM with a motion by Tom and a 2nd by Dan, motion passed.

Respectfully Submitted,

Scott Edmeads, Secretary Valley Township Planning Commission