

Valley Township Planning Commission Minutes
September 5, 2018

The Valley Township Planning Commission held its meeting September 5, 2018 at the Valley Twp. Building. In attendance were Ernie Wright, Dan McGann, Jon Wetzell, Craig Welliver, Tom Bedisky, Ralph Reedy and Scott Edmeads. Also in attendance were Zoning Officer Fred Shappell and Supervisor Mike Kull.

Other Attendees: Dave Fox- township resident. Wayne Hildebrand- representing the Dustin C Young subdivision. Joe Harvey- Representing Key Trucking. Dave Walters from Larson Design Group presenting Mahoning Township's Act 537.

The meeting was called to order by Chairman Ernie Wright at 7:00 PM with the reading of the August minutes. The minutes were read and approved with no corrections by a motion by Dan with a 2nd by Tom, motion passed.

Old Business: none

New Business: Wayne Hildebrand presented a one lot subdivision for Dustin C Young. The lot contains 12.468 Ac and is 0.5 miles W off Camelton Road, with a 40 Ac residual. The DEP Sewage Facilities Planning Module was signed in order for Wayne to submit to DEP. The plan was submitted to the Montour County Conservation, but has not received approval to date. The Township Engineer have a copy for review and approval. The Commission reviewed the plan and found no issues. A motion to give conditional approval and place two signatures to the subdivision was made by Ralph with a 2nd by Dan, motion passed. A final signature will be placed upon approval by DEP, the Montour County Conservation office and no issues were noted by the Township Engineer.

Joe Harvey presented an addendum to the Key Trucking plan. The 32' X 40' addition to the building would be for a wash bay. Joe indicated the rain water would be used to wash the trucks and stored in a 2,500 gal. storage tank with a possible additional tank to be added. The residual wash water to be transferred to a separation tank to remove all impurities (the impurities will be removed by a firm from the site for proper disposal). The Commission informed Mr. Harvey that the addendum requires a review by the Township Engineer prior to approval. No action can be taken at this time until the Engineer approval is received.

Dave Walters from Larson Design Group (engineer firm for Mahoning Township) presented the Act 537 for the sale of the water/sewer rights from Mahoning Township to SUEZ Water of PA. The township is required to review the Act 537 due to homes in Valley Township in The Woods of Welsh Development that are attach to Mahoning's sewer system. Any comments will need to be submitted to Mahoning Township. Submission of the Act 537 is set for November 2018 with DEP and PUC approval expected for February 2019 and close of sale set for April 2019. The Commission were offered to take a copy for review. The Commission will revisit the Act 537 at the October meeting for approval. The meeting was adjourned at 7:48 PM with a motion by Jon and a 2nd by Tom, motion passed.

Respectfully Submitted, Scott Edmeads, Secretary Valley Township Planning Commission