

Valley Township Planning Commission Minutes

August 7, 2019

The Valley Township Planning Commission held its meeting August 7, 2019 at the Valley Twp. Building. In attendance were Jon Wetzel, Ralph Reedy, Tom Bedisky, Craig Welliver, Dan McGann and Scott Edmeads. Absent was Ernie Wright. Also in attendance were Supervisor Mike Kull and Zoning Officer Fred Shappell.

Other Attendees: Dave Fox- township resident; Edward Rothermel-representing his subdivision; Richard and Ann Bratcher-representing sketch plan of subdivision; Ronald and Luann Byerly- representing sketch plan of land swap.

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

Old Business: Edward Rothermel presented final plans for subdivision at 218 West Valley RD. The Township Engineering report indicated no issues. A Declaration of Easement Road Maintenance was received. The DEP report was not received to date. Ralph made a motion to table the final review until the next meeting to allow more time for DEP report to be returned, a 2nd by Tom, motion passed.

New Business: Richard and Ann Bratcher presented a sketch plan for a subdivision of a 1Ac lot off Betty Yoder's property with a common right-of-way across her property. The property is zoned Neighborhood Commercial and will require Conditional Use to build a residential home on the lot. Application for Conditional Use was issued. A motion by Dan and a 2nd by Craig to table until Conditional Use and subdivision plans are completed, motion passed.

Ronald and Luann Byerly presented a sketch plan for 13 Evergreen Lane. They would like to swap a portion of their land across the property of Kerry E Reidinger for an equal portion of his property to be added to the Byerly property. The Byerly's access to Landeau Road is from a private road owned by Joseph and Connie Koons. There are R/W issues that need to be resolved before this land swap can take place. The Byerly's will contact an attorney and the other landowners involved and present their plans in the future. No action taken to sketch plan.

The meeting was adjourned at 8:20 PM with a motion by Tom and a 2nd by Dan, motion passed.

Respectfully Submitted,
Scott Edmeads, Secretary Valley Township Planning Commission