

Valley Township Planning Commission Minutes February 5, 2020

The Valley Township Planning Commission held its meeting [February 5, 2020](#) at the Valley Township Building. In attendance were Tom Bedisky, Ralph Reedy, Craig Welliver, Dan McGann, Ernie Wright and Scott Edmeads. Absent was Jon Wetzel. Also in attendance were Supervisor Mike Kull and Zoning Officer Fred Shappell.

Other Attendees: Dave Fox- township resident; Ang Sandoo and Gurie Sanhoo- representing the Sandoo parking lot plan request for a storm water management waiver; Brad Zeigler- representing the Edward Pulsifer subdivision and the sketch plan for seven lot add-on subdivision of the Pedrick-Gehman-Tomanelli property; Bob Smith- representing his subdivision; Steve Warriner- future Planning Commission Member.

The meeting was called to order by Chairman Craig Welliver at 7:00 PM with the reading of the January minutes. The minutes were read and approved as read with a motion by Tom and a 2nd by Ernie, motion passed.

Old Business: Bob Smith presented review from McTish-Kunkel for project located on Valley View Road (T-391). The review offered the following comments: 1. Provide proof of record of ownership (deed). 2. R/W Use & Maintenance Agreement. 3. Approved DEP Planning Module Component 1, signed by DEP and Sewage Enforcement Officer. Mr. Smith will provide the deed at the Supervisor's meeting. The R/W Use and Maintenance Agreement was completed. The DEP module has been submitted and still under review. The Commission completed a review and a motion to give conditional approval for the plans to move forward upon completion of the three comments was made by Ernie with a 2nd by Ralph, motion passed. The plans were signed and Mr. Smith informed of the requirements that must be completed and address updated with Montour County before the Supervisors would be able to give final approval.

Ang Sandoo presented the application for a storm water management waiver in order to move forward with the plans for a parking lot extension at the Mobil Gas Station. Our current S/W requirements would require extensive development of the property. The portion of the property that is to be developed was an existing parking lot that has had ground moved onto it from the construction of the Mobil Station. Mr. Sandoo is asking for a waiver to develop the parking lot with the previously presented plans. A motion to move forward with the waiver to the Supervisors was made by Ernie and a 2nd by Ralph, motion passed.

Brad Zeigler presented a subdivision for Edward G and Cheryl J Pulsifer. Lot 1 contains 21.41 Ac (house, barn and sheds are on the lot) with a residual lot containing 69+ Ac. A Planning Waiver & Non-Building Declaration was included on the plan. After review, Mr. Zeigler indicated he will need to re-submit the plans upon being informed that the residual property contains a sewer line attached to the Township sewer. The plans were tabled and no action taken.

Brad Zeigler presented a sketch plan for seven add-on properties to owners along Columbia Hill Road. The property is owned by Brian D Pedrick, Seth D Gehman and James Tomanelli. All add-

on properties are in Valley Township. The Commission indicated each add-on subdivision will require a plan that will require review by the Township engineer. No action taken at this time.

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

Respectfully Submitted,
Scott Edmeads, Secretary Valley Township Planning Commission