

Valley Township Planning Commission Minutes
June 3, 2020

The Valley Township Planning Commission held its meeting June 3, 2020 at the Valley Twp. Building (parking lot due to COVID 19 restrictions). In attendance were Craig Welliver, Ernie Wright, Dan McGann and Scott Edmeads. Absent were Steve Warriner, Ralph Reedy and Jon Wetzel. Also in attendance were Supervisor Mike Kull and Zoning Officer Fred Shappell.

Other Attendees: Bradley A Zeigler from Zeigler Surveying representing the add-on subdivision plan for Brian D Pedrick, Seth D Gehman and James Tomanelli; Robert Anderson representing the Puderbaugh subdivision; and Dave Fox-township resident.

The meeting was called to order by Chairman Craig Welliver at 7:26 PM with the reading of the March, April and May minutes (due to the COVID 19 restrictions). The minutes were read and approved as read by a motion by Dan and a 2nd by Ernie, motion passed.

Old Business: None

New Business: Bradley A Zeigler presented the final plans for a 7 lot subdivision add-on plan to homeowners along Columbia Hill Road. The application was completed and the fees paid along with a copy of the deed to the original property. A letter from Montour County Planning indicating approval (signature to be added to plans prior to Supervisor approval). Lot 1 contains 6 Ac and will be conveyed to David Wydra. Lot 2 contains 2 Ac and will be conveyed to Frank Heddings. Lot 3 contains 6 Ac and will be conveyed to William Heddings and Paul Heddings. Lot 4 contains 2 Ac and will be conveyed to Leonard and Jean Seroskie. Lot 5 contains 17.4 Ac and will be conveyed to Bret and Sharon Koser. Lot 6 contains 23.71 Ac and will be conveyed to David A Gray, Joshua A Gray and Chad W Gray. Lot 7 will be added to the land of Brian D Pedrick, Seth D Gehman & James Tomanelli Parcel No.3, Tract No.2. A letter from the township engineer (McTish & Kunkel) indicated there were no issues with the subdivisions. After review a motion to accept the plan as presented was made by Ernie with a 2nd by Dan, motion passed. The plans will be forwarded to the Supervisors for final approval.

Robert Anderson (Wentz Surveying) presented the subdivision plan for a 2 Ac parcel from Gary and Janet Puderbaugh to be conveyed to Jared B Stahl. Application was completed and fees paid. The plans require Montour County Planning approval and a review by the township engineer. Plans were tabled until approval and review have been completed.

A letter from Penn DOT was received indicating Guide Rail work will be completed along SR 80 Segment 2240, Offset 1267. Comments were requested for any issues with the DEP Waterways & Wetland Program. The Commission has no comments at this time.

The meeting was adjourned at 7:58 PM with a motion by Ernie and a 2nd by Dan, motion passed.

Respectfully submitted,

Scott Edmeads, Secretary Valley Township Planning Commission