

VALLEY TOWNSHIP
PLANNING COMMISSION
MEETING Minutes
Wednesday July 6, 2022 at 7PM

I. CALL TO ORDER

The Valley Township Planning Commission held its meeting July 6, 2022 at the Valley Twp. Building. In attendance were Ernie Wright, Craig Welliver, Mike Dwyer, Ralph Reedy, Dan McGann and Stephen Warriner

Absent: Jon Wetzel

Also in attendance from the Township was Zoning Officer Fred Shappell and Supervisor Mike Kull

Other Attendees: Brad Zeigler, Dan Long - ARM Group,LLC, Tim Mills - Borrego, Shawn Brandt - Borrego, Jeffery Stiber, Dave Fox, Stefanie Moore, Ryan Moore, Randall Horne and Oyrtel Adair - township residents

The meeting was called to order at 7:00PM by Chairman Craig Welliver with the reading of the minutes from June.

II. APPROVAL OF MINUTES

A motion was made by Dan and 2nd by Ralph to accept the minutes as read. Motion passed.

III. OLD BUSINESS

a. Rothermol Subdivision Valley West Rd

Chairman signed sewage planning module

Mr. Rothermol needs to sign application

Mr. Rothermol needs to provide right of way agreement

Waiting on engineer review of plans

Sewage planning module indicates this would be the 5th subdivision of the property, making it a major subdivision.

The Planning Commission received a letter from Mr. Rothermol requesting a zoning change for his property. Mr. Rothermaol is requesting the zoning be changed to low density residential. Adjacent property owners would need to make the request and a formal application will need to be submitted.

IV. NEW BUSINESS

a. Fry Zapach Add on

Mr. Zeigler present plan to add 1.99 acres from the Fry property to the Zapach along Rt54

A motion was by Ernie and 2nd by Ralph that the Commission grant conditional approval of the plan as presented. Pending engineer review. Motion passed.

b. Randal Horne

Representatives from ARM Group, LLC and Borrego presented sketch plans for two community solar farms off of Hendrickson Rd.
Mr. Horne is submitting a conditional use application for this project.
Planning Commission will make a recommendation to the Supervisors at the August Planning meeting.

c. Flood Plan

Fred Shappell presented new flood plain ordinance
Fred Shappell is now township flood plan administrator

V. ADJOURNMENT

The meeting was adjourned at 8:43 PM with a motion made by Dan and 2nd by Ernie. Motion passed

Respectfully submitted,

Steve Warriner