

VALLEY TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
Wednesday October 1, 2025 at 7PM

I. CALL TO ORDER

The Valley Township Planning Commission held its meeting October 1, 2025 at the Valley Twp. Building. In attendance were Craig Welliver, Mike Dwyer, Stephen Warriner, Ralph Reedy and Dan McGann.

Absent: Jon Wetzel and Ernie Wright

Also in attendance from the Township was Township Supervisor Gary Derr and Township Engineer Tyson Johnson

Other Attendees: Dave Fox, Brad Zeigler, Josh Weidler (BL Companies), Morgan Madden, Megan Martis, Sonja Sorbye, Garrett Varner, Zach Klueber and Aiden O'Brien

The meeting was called to order at 7:02 PM by Chairman Craig Welliver with the reading of the minutes from September.

II. APPROVAL OF MINUTES

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

III. OLD BUSINESS

1. Hendrickson Road Solar

A motion was made by Ralph and 2nd by Mike to grant a 90 day extension (until 2/3/2026).
Motion passed

2. Continental Blvd Solar

No action taken

3. Camelton Hill Road Solar

Awaiting engineer's review of latest comments. No action taken

4. Columbia Hill Road Solar

Recommendations for several waivers were requested.

- i. Recommendation to allow panels on slopes up to 20% - motion passed
- ii. Recommendation to allow combined preliminary/final plan submission - motion passed
- iii.a. Recommendation to allow 14ft wide access - motion passed
- iii.b. Recommendation to allow up to 12% grade for access road - motion did not pass
- iv. Recommendation to allow site impact within 50ft of streams or wetlands - motion did not pass

A motion was made by Ralph and 2nd by Dan to not recommend plans as they are currently drawn. Motion passed

5. Rothermel Subdivision

A motion was made by Dan and 2nd by Ralph to approve plans as presented. Motion passed

IV. NEW BUSINESS

1. Bogert Road Land Development Plan

A motion was made by Ralph and 2nd by Mike to accept the preliminary plan as presented. Motion passed.

V. ADJOURNMENT

The meeting was adjourned at 8:22 PM with a motion made by Dan and 2nd by Mike. Motion passed.

Respectfully submitted

Stephen Warriner, Secretary Valley Township Planning Commission