

**Planning Commission Meeting
MINUTES**

September 2, 2009

The meeting was called to order at 7:00 p.m. by Bruce Fritchman and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss.

Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor, and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to approve the August 5, 2009 minutes as amended. Robert Ritter **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans – None

Confirmed Appointments

- a. **James Herman Subdivision – Hottle Road** – Evan Pellegrino; Urwiler and Walter, presented for the applicant, James Herman, who was also present. All items listed in the 8/21/09 Township Engineer’s review letter are “will complies.”

Pete Lamana **moved** to grant conditional final approval based on the items listed in the 8/21/09 Township Engineer’s review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

New Business – None

Old Business – Actions Regarding Pending Plans

- a. **Zisko Subdivision – Action required by 9/28/09** - Scott Douglas **moved** to recommend to the Board of Supervisors denial of the plan unless an extension is received by 9/28/09. Bobb Carson **seconded**; Curtis Reiss **abstained**; the motion **carried**.

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports

Mr. Fritchman announced that the Planning Commission will meet with the Board of Supervisors for a joint session during the Commission’s 10/15/09 work session. Greenway Corridors, monitoring wells, educating residents about their wastewater systems, GIS system implementation, pending ordinance revisions and enhancement of villages as recommended in the Comprehensive Plan are issues proposed for discussion during the joint work session.

The September work session may be cancelled.

A new vice chair is needed for the Planning Commission. Scott Douglas volunteered.

Pete Lamana **moved** to appoint Scott Douglas to Vice Chairperson. Robert Ritter **seconded**; the motion **passed** unanimously.

There was a discussion about recent farmland lot recommendations. At the last Planning Commission meeting it was recommended that a farmland lot could be subdivided into two lots. One lot would need to be large enough to include all of the farmland lot that would be required for the original lot, and an additional two acre envelope would be needed for a house to be built. Terry Clemons' recommendation is to take off one lot from the farmland lot up to 5 acres. Mr. Fritchman explained that performing the subdivision in this way would not be creating a farmland lot; only the opportunity for it. If one lot is removed the remaining farmland lot could apply to have the development rights purchased on the property. Mr. Carson explained that Mr. Clemons' recommendation gives the landowners fewer options than the Commission's recommendation. The general consensus is that the Commission is satisfied with the more restrictive version of the proposal.

Adjournment

At 8:15 p.m., Bobb Carson **moved** that the meeting be adjourned. Bruce Fritchman **seconded**; the motion **passed** unanimously. At 8:20 p.m., the Commission held a work session to discuss a SLDO amendment and the possibility of creating a Central Business District.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, October 7, 2009