

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
July 20, 2022

Members Present – William Workman
Gregory Poorman
Dennis Walizer
Ronald Zimmerman
Donna Reese

Members Absent – Cynthia Kunes
Daniel Mattern

Guests - Joseph Yakich

Call to Order:

Chairman William Workman called the July 20, 2022 meeting of the Walker Township Planning Commission to order at 6:00pm in the Walker Township Municipal Building.

Pledge of Allegiance:

Mr. Workman led the group in the Pledge of Allegiance.

Approval of June Meeting Minutes:

The minutes from the June 15, 2022 meeting were approved as presented on a motion by Greg Poorman; motion second by Donna Reese and approved by all members attending.

Joe Yakich spoke to the Planning Commission regarding a stormwater issue on his property located on Walizer Road. Mr. Yakich stated these issues began when S&A Homes began development activities next to his property. He stated the elevation of Brandy Lane is almost 3” higher than his land and the lane still needs a topcoat. He also stated he offered to split the cost of an infiltration ditch with S&A but they wouldn’t agree. Denny Walizer verified Mr. Yakich’s comments stating “it appears S&A did raise the pre-existing grade” although S&A says they didn’t. The group was provided with an email from Engineer Franson offering his comments on the situation. Engineer Franson states he does not believe any ponding that is occurring at the Yakich property is the result of the S&A construction. Lengthy discussion on how to alleviate the problem because the changes made have created this issue. It was recommended the issue be ‘revisited’ again for a possible resolution. It was also suggested Mr. Yakich attend the next Supervisors meeting on August 3, 2022.

The **Brad Rightnour 2-Lot Subdivision (CCPCDO No. 87-22)** was reviewed. Mr. Rightnour is subdividing a parcel he owns on Two Mile Road. This parcel was originally two lots that were consolidated by Mr. Rightnour several years ago. The Planning Commission had no comments for the **County’s Municipal Response Request** form.

The **Nittany Rental Properties LLC Lot Addition/Replot (CCPCDO No. 86-22)** was reviewed. This replot plan reconfigures two parcels into two parcels in order to have Hubler Ridge Road access to both parcels. This was a very confusing plan to decipher the existing parcels from the proposed new parcels and the Hubler Ridge Road accesses were not clear. The Planning Commission requested clarification on the proposed lots and road accesses. Also, the Ag Disclaimer and Water Quality/Quantity Disclaimer need to be shown on the plan.

The Planning Commission received a request from HRG for the **Walker Township Water Association** to submit a letter in support of their PENNVEST loan application. WTWA is proposing to construct a Booster Station and 25,000 linear feet of waterline improvements along Nittany Valley Drive. The members had some questions on what is the total project cost, what is the loan amount requested, whether this would up-grade the current service and whether the costs incurred would be passed on to the current customers. A letter of support will be composed and sent after the Supervisors review and approve it.

The **June Permit Activity Report** was reviewed. A total of 8 zoning and driveway permits were issued for a total of \$747,158 in construction costs and \$1,569 in fees collected.

The members were reminded that no one submitted any comments on the proposed **Solar Ordinance** and there was still time to do so.

As there was no other business to discuss Denny Walizer motioned to adjourn the meeting; motion second by Ron Zimmerman and approved by all attending. Meeting adjourned at 7:07pm.

Donna L. Reese, Secretary

**Next Planning Commission meeting –
Wednesday, August 10th @ 6:00pm (Second Wednesday**

