

**WALKER TOWNSHIP PLANNING COMMISSION**  
**Monthly Meeting**  
**November 19, 2014**

**Members Present –** Dennis Walizer  
Daniel Mattern  
Gregory Poorman  
Ronald Denker  
William Workman

**Members Absent –** John McCarthy  
Nicholas Pelick

**Guests -** Wayne Engle (Nittany Engineering)

**Call to Order:**

Chairman William Workman called the November 19, 2014 meeting of the Walker Township Planning Commission to order at 7:00pm in the Walker Township Municipal Building.

**Pledge of Allegiance:**

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

**Approval of October Meeting Minutes:**

The minutes from the October 15, 2014 meeting were approved as presented on a motion by Denny Walizer; motion second by Greg Poorman and approved by all members attending.

Wayne Engle presented the **Stony Pointe, Phase VIII Preliminary Plan (CCPCDO No. 117-14)** for signatures. This plan revises the one-lot Phase VIII of the Stony Pointe Development into two-lots, VIII-A and VIII-B. This plan was previously discussed during the September meeting. Wayne stated they still need to obtain a HOP from the Township for VIII-A and the Zoning Officer stated he would approve it tonight. It was noted that the portion of Cobblestone Road where the requested HOP is located is not yet a Township-owned road. Wayne also stated the County suggested an 'interconnect' from Phase VIII-A (Lot 3-Dollar General) and the Zion Mart. Wayne stated that Zion Associates is not interested in the interconnect. Denny Walizer motioned to approve and sign the Stony Pointe, Phase VIII Preliminary Plan; motion second by Greg Poorman. The motion was approved with Dan Mattern abstaining.

Wayne also presented the **Stony Pointe, Phase VIII-A Lot 3 Plan for Dollar General (CCPCDO No. 130-14)** for approval. Wayne stated the County Conservation District has approved the NPDES Permit Application. He also stated additional information that was requested by PennDOT and was provided to them. Greg Poorman motioned to approved the Stony Pointe Phase VIII-A Plan; motion second by Denny Walizer. The motion was approved with Dan Mattern abstaining. Wayne stated a more detailed Land Development Plan for the Dollar General facility will be presented at a later date.

**Zoning Officer Zimmerman** reported he issued 12 permits in October.

- He also reported there were some minor plan adjustments to the **Stanley Steemer LDP**. These changes bring the plan more into compliance with the Township's ordinance;
- He also stated he will investigate a possible business activity along Zion Back Road;
- He will also check into an abandoned structure along Forest Avenue.

Dan Mattern motioned to accept the proposed **2015 Planning Commission meeting dates including the change in time to 6:00pm**; motion second by Ron Denker and approved by all members attending.

Greg Poorman motioned to adjourn the meeting; motion second by Denny Walizer and approved by all members attending. Meeting adjourned at 7:35pm.

**Next Planning Commission meeting is Wednesday, December 17<sup>th</sup> @ 7:00pm**  
(6:00pm start time will begin with the January meeting)