

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
April 16, 2014

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

Members Absent – John McCarthy
Nicholas Pelick

Guests - No guests signed in

Call to Order:

Chairman William Workman called the April 16, 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 March Meeting Minutes:

The minutes from the March 19, 2014 meeting were approved as presented on a motion by Ron Denker; motion second by Denny Walizer and approved by all members attending.

There were no Agenda items.

Zoning Officer Vaughn Zimmerman reported he issued 10 permits in March with a value of \$461,173. Vaughn reported he participated in a webinar for mini-cell towers; these mini-towers are usually installed along road right-of-ways. He stated he obtained a sample ordinance for this type of cell tower and will research the issue.

Plan Reviews:

Revised Preliminary Plan for Deerhaven Phase 1A and Reclassification of Lot 112 – CCPCDO No. 45-14 -- This plan is to reclassify Lot 112 of Phase 1 of the Deerhaven Subdivision from a 'church or place of worship' use to residential use. Vaughn stated this plan 'meets or exceeds' the zoning regulations of the Township. The Planning Commission has no objection to the reclassification of Lot 112 and recommends the approval of the reclassification only to the Supervisors; however there are several 'notes' on the plan (#9 & #10) that should be addressed prior to final approval.

Subdivision of Deerhaven Lot 112 into Lots 112A and 112B for Robert, Lisa & Megan Cain – CCPCDO No. 46-14 – This plan subdivides the original church lot into two residential lots. This plan also contains the same two notes as the Reclassification Plan (#9 & #10) that should be addressed.

- *Note #9 states Lot 112A's driveway will access Trophy Way and Lot 112B's driveway will access Zion Back Road. Note #16 on the original Final Subdivision of Deerhaven Phase 1 Plan clearly states "All lot access shall be from internal streets only. No lot access shall occur from Zion Back Road, except for Stormwater Management Facilities Maintenance on Lot OS-1". The Planning Commission **recommends all lot access be from the internal streets as originally stated in the Deerhaven Subdivision Phase 1 Final Plan.** Allowing Lot 112B to access Zion Back Road could set a precedent for the other lots bordering Zion Back Road to create short-cuts to Zion Back Road by bypassing the internal streets.*
- *Note #10 states the parkland fee-in lieu payment will be made for the creation of one additional lot. This subdivision creates two additional residential lots, not one and the fee should reflect the two additional lots per determination by our Park & Rec Board.*

The Planning Commission will approve the plan showing the above comments addressed.

LDP for Walker Township Fire Company Building Addition – CCPCDO 27-14

This Land Development Plan submitted for a building addition to the Hublersburg Fire Station will increase the 6,370 sq.ft. existing building to 13,729 sq.ft. The Planning Commission had no comments on the plan.

Ron Denker motioned to adjourn the meeting; motion second by Dan Mattern and approved by all members attending. Meeting adjourned at 7:25pm.

Next Planning Commission meeting is Wednesday, May 21st