

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
May 18, 2016

Members Present – Dennis Walizer
William Workman
John McCarthy
Gregory Poorman
Donna Reese

Members Absent – Daniel Mattern
Ronald Zimmerman

Guests - None signed in

Call to Order:

Chairman William Workman called the May 18, 2016 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 April Meeting Minutes:

The minutes from the April 20, 2016 meeting were approved as presented on a motion by Denny Walizer; motion second by Greg Poorman and approved by all members attending.

The **DEP Component 2 Sewage Facilities Planning Module** for the **Barry & Deborah Kerstetter Reclassification, Replot and Subdivision Plan (CCPCDO No. 60-16)** was presented for approval and signatures on the 4A Form. John McCarthy motioned to sign the 4A Form; motion second by Denny Walizer and approved by members attending except Bill Workman, who abstained from voting because the Kerstetters are relatives.

Zoning Officer Vaughn Zimmerman presented his April permit activity report.

The **S&A Homes Subdivision and Barry & Deborah Kerstetter Lot Addition Plan (Replot of Lots 1 & 3 and Reclassification of Lot 3 into Lots 1R, 3R, 4, 5, 6 & 7) (CCPCDO No. 60-16)** was presented for review and comments on the County's Municipal Response Request Form. Zoning Officer Zimmerman offered several comments to be corrected and/or clarified on the plan and he will contact Penn Terra representative, John Sepp and County Planner Anson Burwell regarding these comments. Most of these comments involve plan notes and Vaughn will also request a 'blow-up exhibit' of

the proposed lot road frontages on the public section of Dunkle Road. The Ag Disclaimer notation and the 'water quality/quantity' note also need to be added to the plan prior to approval. John McCarthy motioned to table the plan until the comments are addressed; motion second by Denny Walizer and approved by all members attending except Bill Workman, who abstained from voting because the Kerstetters are relatives.

The **Robert-Lisa-Megan Cain Lot 112B Replot into Lots 112BB & 112C Final Subdivision Plan (CCPCDO No. 69-16)** was reviewed for comments on the County's Municipal Response Request Form. The Cain property was formerly the church lot in the Deerhaven Subdivision that was purchased by Mr. Cain and reclassified to residential in 2014 and then subdivided into two lots. He is now requesting one of these lots be further subdivided into two lots. Zoning Officer Zimmerman offered comments on the plan that need to be corrected or clarified prior to final approval. Some of these comments are:

- Note 9 concerns the driveway permit issued in 2014 for Lot 112B for a single driveway - the plan now indicates this permit is for a 'shared driveway' to Lots 112BB and 112C. This needs to be corrected.
- Note 6 concerns the 'dusk to dawn' photocell controlled yard light – this note should be removed because the yard light is a regulation of the Deerhaven Subdivision and these lots will face Zion Back Road.
- The plan should note these lots are not a part of the Deerhaven Subdivision and are not subject to the Homeowners Association regulations.
- The Planning Commission also suggested the 'panhandle' portion of Lot 112BB leading onto Trophy Way be eliminated and added to Tax Parcel 14-007-46A and a utility easement be enacted.
- The Ag Disclaimer notation needs to be included on the plan.

John McCarthy motioned to table this subdivision plan until the comments are addressed; motion second by Bill Workman and approved by all members present.

Brief review of the Minor Land Development Request received from County Planning for the proposed building addition to Spring-Benner-Walker Joint Authority Pump Station No. 7 off Forest Avenue. There were no comments offered.

Denny Walizer motioned to adjourn the meeting; motion second by Greg Poorman and approved by all members attending. Meeting adjourned at 6:52pm.

Next Planning Commission meeting is Wednesday, June 15th @ 6:00pm