

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
September 17, 2014

Members Present – William Workman
Ronald Denker
Dennis Walizer
Gregory Poorman
John McCarthy
Daniel Mattern
Zoning Officer Vaughn Zimmerman

Members Absent – Nicholas Pelick

Guests - Fred Henry (Henry Surveys)

Call to Order:

Chairman William Workman called the September 18, 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 August Meeting Minutes:

The minutes from the August 13, 2014 meeting were approved as presented on a motion by Denny Walizer; motion second by Dan Mattern and approved by all members attending.

Fred Henry presented the Component 1 DEP Sewage Facilities Planning Module for **Jacob & Katie Beiler 1-Lot Minor Subdivision Plan (CCPCDO No. 77-14)** located off Nittany Ridge Road. Greg Poorman motioned to approve the DEP Sewage Planning Module; motion second by Denny Walizer. Dan Mattern abstained from voting. Motion passed. The subdivision plan was then discussed for the County's Municipal Response Form. Mr. Beiler's plan includes a 2+ acre lot addition from lands of Daniel Mattern that increases Mr. Beiler's Lot 1R acreage to 13.45 acres. Lot 1R will then be subdivided to remove 1.31 acres creating a separate lot (Lot 5) that will contain public water and a private septic system. The following comment will be included in the County's Response Form: *It should be noted that the stabling of horse(s) is prohibited on Lot 5 since it is only 1.31 acres and our Zoning Ordinance requires a minimum of 2 acres.* The Zoning Officer will notify Mr. Beiler.

Mr. Henry also presented the Component 2 DEP Sewage Facilities Planning Module for **Charles & Kathy Cunningham (CCPCDO 128-14)**. The Cunningham's would like to install a privy on their approximately 70-acre parcel at the end of Walizer Road. There is no pressurized water or electricity at the cabin site. Dan Mattern motioned to approve the DEP Sewage Module; motion second by John McCarthy and approved by all members attending.

Zoning Officer Zimmerman reported on the permit activity for August.

He also provided two plans for the **Stony Pointe Development** –

- a **revised Preliminary Plan for Phase VIII into Phases VIII-A and VIII-B** (CCPCDO No. 117-14)
- and a **Final Subdivision Plan for Phase VIII-A (Lot C3) for Zion Associates** (CCPCDO No. 130-14)

Phase VIII-A, Lot C3 contains 2.09 acres and is proposed for a **Dollar General Store**; the remaining 11.041 (Phase VIII-B) acres may be developed in the future. Vaughn stated more detail will be shown when the Land Development Plan is presented. John McCarthy motioned to accept both plans as presented tonight; motion second by Greg Poorman. Dan Mattern abstained from voting. Motion passed.

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

Next Planning Commission meeting is Wednesday, October 15th