

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
October 19, 2022

Members Present – William Workman
Dennis Walizer
Ron Zimmerman
Dan Mattern

Members Absent - Donna Reese`
Cindy Kunes
Greg Poorman

Guests:

Dean Fishel – Kerry Uhler & Associates
Chris and Lori Lauck – Township Residents

Call to Order:

Chairman William Workman called the October 19, 2022, meeting of the Walker Township Planning Commission to order.

Pledge of Allegiance:

Chairman Workman led the group in the Pledge of Allegiance.

Approval of September Meeting Minutes:

The Minutes from the September 21, 2022, meeting was approved as presented on a motion by Denny Walizer; motion second by Dan Mattern and approved by all present.

Agenda Items & New Business:

- Dean Fishel with Kerry Uhler and Associates presented a Two Lot Subdivision for the Lands of Charles C. Cole located at 148 Fence Row Lane – CCPCDO File No. 129-22. The plan calls to create a new lot off his existing parcel. The new lot will have its own driveway off Walizer Rd and will be offset of any existing driveway on the road. Mr. Fishel asked the Board to sign the Component 1 Sewage Planning Module. Denny Walizer made a motion to sign the planning module; motion second by Bill Workman and approved by all present. The Planning Commission had no comments for the Municipal Response Request.
- Chris and Lori Lauck were present for their Lot Addition Proposal – CCPCDO File No. 125-22 located at 492 Benner Road. The purpose of the replot is to take 2 acres from their 32-acre property and add it to their 25-acre property to create a new lot to build a home in the future. The Lauck's would like to use the existing driveway and farm lane to access the new lot. This would mean creating a private driveway easement. Mr. Lauck said his surveyor, Jen Albright, asked if the private driveway needed to be named. Zoning Officer, Mike Lesniak, told the Lauck's the driveway will need named and explained the County 911 process to them. Ms. Albright also wanted to be sure the Easement would be in compliance with the Walker Township Street Standards Ordinance, and the existing driveway permit is adequate in regard to the 50' setbacks. Mr. Lesniak will check with Don Franson, Township Engineer, to be sure the Easement is in compliance and send a letter regarding the existing driveway.

Agenda Items & New Business (con't):

- The Board received a request from the Board of Supervisors (BOS) to comment on two Conditional Use Applications from CE-Shady Farm LLC (Shady Farm Lane and Curt & Michelle Krape) and Confer 1, LLC (Lee Confer and Estate of Ned Deitrich) to install ground mounted solar energy systems. The Board discussed conditions they would like the BOS to consider. These conditions will be sent to the BOS when finished.

Old Business:

- John King submitted an application to the Zoning Hearing Board for a Special Exception for a Miniature Golf Course on his property on Chestnut Street.

Zoning Officer Activity Report:

- Zoning Officer Mike Lesniak said he issued 10 Zoning Permits.

Denny Walizer motioned to adjourn the meeting; motion second by Dan Mattern and approved by all present. Meeting adjourned at 7:55pm

Respectfully submitted,

Sue Wagner
Acting Secretary