

# Mt. Pleasant Township Meeting of the Planning Commission

12/01/14

The regular meeting of the Mt. Pleasant Township Planning Commission was called to order by Brian Temple at 7:06 PM on December 1, 2014 in the municipal building located at 31 McCarrell Road in the village of Hickory.

Those members present at the meeting were members Brian Temple, Cathy Obenour, and David Descutner.

Cathy Obenour moved to accept the minutes from November, 2014. David Descutner seconded the motion. Motion passed.

## **New Business:**

- Sewage Planning Module for Michael A. & Janine A. Willy in preparation of subdividing a 10+ acre parcel into two lots of 6+ acres and 4 acres. Please note that the Sewage Council has changed the procedure for Planning Modules. It is now necessary to get the Planning Module approved by the DEP **prior** to the approval of a subdivision. So, it is now necessary that the applicant come before the Planning Commission for signatures on the Planning Module and after approval by the DEP they will again need to appear for signatures on the subdivision Mylar. The supervisors have already approved the subdivision. William Orton motioned to sign the Mylar. Brian Temple seconded the motion. Motion passed.
- Subdivision Mylar for Dollar General. The owner's signature block was incorrect on the original Mylar. It was shown as Dollar General, and now has been corrected to Tri State Mgmt. The subdivision was previously approved but must be resigned showing the correction. The DEP has approved the Sewage Planning Module for DG so the signed Mylar can be given to the applicant and the subdivision recorded. William Orton motioned to sign the Mylar. David Descutner seconded the motion. Motion passed.
- David Descutner motioned to keep all meetings the first Monday of the month at 7:00 with the exception of September which will be September 14<sup>th</sup>. Brian Temple seconded the motion. Motion passed.

## **Old Business:**

- A second Town Hall meeting on Oil and Gas Ordinance was held November 13 at the fire hall.
- Comprehensive Plan - Carolyn Yagle from EP&D was not present at the December meeting. We are awaiting data from the gas industry concerning mapping of pipelines in the township. If the information comes in during December, discussions on the Comprehensive Plan could begin again in January 2015.

## Discussion:

- Conditional Use hearings for the Uchida, Patsch and Yonker well pads has been continued to December 17<sup>th</sup>, starting at 6:00 PM in the fire hall.
- A Zoning Hearing was conducted on November 11<sup>th</sup> to consider an appeal from Cindy and David Simmons to host weddings on their farm at 55 Loffert Road. The ZHB approved the request with conditions.
- Joanne Wagner asked that we include the Fort Cherry School District superintendent in our comprehensive plan meetings so that we can increase tax revenue and prevent school tax increases.: Joanne listed the following:
  - If school taxes don't increase the school district will be \$1.5M in the red within 5 years
  - Because the Teacher Retirement fund was underfunded during the 2000 economic boom the school district must now spend \$1.3M for in catch up fees.
  - A 14.5 mils tax raise has been approved so that the school district budget can remain even but it will not be implemented this year.
  - \$80K in coal tax revenue may disappear because of an appeal and this can cause another ~2 mil raise.
  - 1 mil generates \$48K in revenue for the school.

Larry Chome will invite Jill Jacoby to our next comprehensive plan meeting.

Bill Orton moved to adjourn the meeting. Cathy Obenour seconded the motion. Motion passed. Meeting adjourned at 8:15 PM.

Respectfully submitted,

David A. Descutner