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The monthly meeting of the Oct 31, 1991  
Cokeau TWP planning Commission opened at 730.  
with the pledge to the flag. Members present  
were Donald Ballinger, Rich Seckrest, Tom Moore  
Richard Masimar and the board solicitor Gilbert  
Malone.

The minutes of the Sep. meeting were read  
and approved as corrected. The minutes of the  
previous supervisors meeting were read on an  
individual basis.

Larry Lucabaugh and Philip Wagner  
were present with the corrected plan and a  
letter from C.S. Davidson stating that the  
water management ~~problem~~ situation is now  
adequate. A motion was made to pass the  
see ~~amended~~ plan by Donald Ballinger with a second by  
Richard Masimar. A note should be added on  
page one stating that the detention basin  
is to be on lot #2 also a letter of credit  
must be posted. The final plan was signed  
on a motion by Donald Ballinger and second by  
Rich Seckrest provided the Development  
agreement, Letter of Credit are taken care of  
and the additional development fees paid.

Calvin Amopacher and Harry Sterner were  
present with their plan. Amopacher will get  
lot #1 and Sterner will get lot #2. Tom  
Moore made the motion and Rich Seckrest  
made the second. The plan was signed.

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On this plan the two people are switching properties.

John Brennenman and his wife were present. They have about 30 acres and would be entitled to one lot. The farm is along Buffalo Valley Road. They will need a perc test and plan. They would need a driveway agreement and would have to improve the driveway to the point where the last driveway leaves the main section. The new home to be built will include all farm land and buildings. The present home will be on a separate lot.

Brian Ball was seeking information on the former Almonny Farm along Route 2. He could have 2 - 1 acre lots.

Leroy Becker along Valley View Road near Jefferson would like a lot to the rear of his property. This would be possible.

Barry Lucas from Glenville would like to have a produce stand across from the Butters Store near Stetty. He possesses a movable building. He was told that this would not be allowed unless the produce is grown on the same property.

The Jim Miller plan was discussed. Larry Lucabaugh voiced his opposition to this plan.

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He objected to the board signing the plans contingent on other requirements to be met. He wants the 100 year flood plan to be shown on the plan. The proposed dwelling location should be shown. Donald Ballinger motioned for the plan to be tabled until #1, 4 & 8 on the County comments are met. Tom ~~made~~ made the second. The motion passed.

Rick Lego has the Shive property along Catholic Valley Road. He owns about 33 acres.

He wants to know if he buys some property from a neighbor if he must buy the property with its building lots or without them. It was suggested that the owner should be contacted by Mr Lego to find out what his intentions are. There is a possibility that the ground in question may be the only suitable location for the allocation to be used.

Arthur Wachter was present with his plan for the former Lester Walker property.

Lot #1 - 2.9 acres #2 - 2.9 acres #3 - 3.4 acres  
#4 the remainder of the property 94.6 acres.

The proposed drive way should be shown on the plan as well as the proposed house location. Storm water management may be needed if the houses are up on the hillside away from the highway.

The planning module was signed following a motion to do so by Tom Moore and second by Rick Sechrist. Larry Lucabough voiced his opposition to this plan stating that lot sizes are larger than allowed.

Phil Andre is thinking about buying the Putters Store near Stetty. He wants to know if he can have a sporting goods store in the basement of the Neil Thrift Home. He wondered if a Mini Storage could be put in, in the rear of the property. Also could a used car lot be put in on the south side of the property.

The answer is probably not in all cases. There would be the possibility of 35% expansion of the main building. He also wondered if a fuel business could be started on the corner of Hoffmannville Road.

This was also looked upon in the negative.

Any expansion would have to involve the zoning hearing board.

A produce stand could be a part of the 35% expansion on the Putters side of the highway.

Bruce Rapphatt read his list of permits.

A letter of recommendation from the board to the zoning hearing board will be sent pertaining to the Lawrence Macchese.

Board president Ballinger commented on the board acting on plans before the county comments are reviewed. In the future the board will try to refrain from passing plans contingent on receiving the county comments.

The size of signs in the TWP was discussed and will probably be changed to 9 square feet. Section 703 items 6 & 7 would become 9 sq ft

The meeting was adjourned.

Richard Masumore  
Secretary

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