

TOWNSHIP OF WILKINS PLANNING COMMISSION MEETING

February 18, 2009

The Planning Commission meeting was brought to order by Chairman Wolfgang at 7:00 p.m. The purpose of the meeting was to approve the minutes of the meeting of January 21, 2009; and review the final report submitted by GCCA for Greensburg Pike, Larimer Avenue, Brown Avenue, Ridgecrest Drive and Jefferson Heights.

The following members were present: Mr. Wolfgang, Mr. Cenna, Mr. DeRiso, Ms. Greco and Ms. Vrontos.

Also in attendance: Ms. Rebecca Bradley, Manager, Mr. Theodore M. Trbovich, Solicitor, Mr. Thomas Graney of GCCA, Mr. N. Leonard Hill, Property Maintenance Officer, Wilkins Township Board of Commissioners: Chairman Wilson, Vice-Chairman Padula, Commissioner Costa, Commissioner Fialla and Commissioner Szoko; Wilkins Township Zoning Hearing Board Members: Chairman Krasik, and members Mrs. McKeever and Mr. McConnell.

The following items were presented:

- 1) Wilkins Township Planning Commission Meeting Minutes of January 21, 2009.
- 2) Memorandum authored by Thomas Graney, President of GCCA dated February 18, entitled: "Final Recommendations – Zoning Issues Revised per Meetings of December 10, 2008 and January 21, 2009"
- 3) Aerial maps: "Wilkins Township Zoning District Larimer Avenue Detail Area 1" (from McMasters Avenue to the municipal boundary with Turtle Creek Borough), "Wilkins Township Zoning District Larimer Avenue Detail Area 2" (from Churchill Road to McMasters Avenue), Wilkins Township Zoning District Larimer Avenue Detail Area 3" (from Harrison Road to Churchill Road), Wilkins Township Zoning District Larimer Avenue Detail Area 4" (from Railroad Street to Churchill Road), Wilkins Township Zoning District Former Penn Hills Detail" (Ridgecrest), "Wilkins Township Zoning District Brown Avenue" (from Meyers' Bus Garage to Herk's Cool Car Care) and "Wilkins Township Zoning District Jefferson Heights Detail" (From Eastmont School to 1423 Jefferson Heights).

APPROVAL OF MINUTES:

The minutes of the meeting of January 21, 2009 were presented for acceptance. All present were in favor of accepting the minutes.

Mr. Wolfgang welcomed Mrs. Sharon Vrontos to the Board. She will fill the unexpired term of Mr. Farris, who recently moved to New Castle.

GCCA REPORT:

Mr. Wolfgang stated that the original goal of the Planning Commission was to update the Township's existing Comprehensive Plan, which was last done in 1974. Because the Commission was unable to move forward on that project, due to lack of funding, they chose instead to concentrate on some areas within the community where they knew that problems existed that needed to be addressed. The goal of the Planning Commission in reviewing the areas included in Mr. Graney's report is to improve the local neighborhoods

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and to stimulate development. Mr. Wolfgang introduced Mr. Graney and Mr. Graney provided the audience with a brief overview of his background.

Ridgecrest Rezoning:

These properties are currently zoned as C-1 Commercial and were included in the properties acquired by the Township from Penn Hills due to the boundary change. Mr. Graney recommends that the zoning be amended from C-1 to R-3 because only 18 of the 31 lots would meet the minimum lot size requirements of an R-2 district; while 27 of the 31 lots would meet the minimum lot size requirements of an R-3 zoning district. Included in the rezoning are slivers of properties acquired through the boundary dispute. The properties proposed for change are as follows:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
452-C-384-001	2 Ridgecrest Drive	Hallahan, John & Elizabeth
452-D-353	Vacant Land – Lougey Road	AT&T
452-C-376	1 Ridgecrest Drive	Villela, Peter & Dorothy
452-C-367	5 Ridgecrest Drive	Mells, Nellie F.
452-C-359	9 Ridgecrest Drive	Germanowski, Martin
452-C-388	6 Ridgecrest Drive	Diulus, Robert
452-C-354	120 Ridgecrest Drive	Sulkin, Phillip & Marci
452-C-344	118 Ridgecrest Drive	Azinger, M. & Cunningham, N.
452-C-335	114 Ridgecrest Drive	Welsh, Daniel & Cynthia
452-C-325	110 Ridgecrest Drive	Luczak, David & Mary
452-C-316	106 Ridgecrest Drive	Bartos, George & Christine
452-C-306	102 Ridgecrest Drive	Robinson, Pierre & Donna
452-C-301	Vacant Land - Ridgecrest Drive	Crawford Construction Company
452-C-293	98 Ridgecrest Drive	Khalil, Rajah
452-C-287	94 Ridgecrest Drive	DeRoy, Al
451-R-210	90 Ridgecrest Drive	Cullen, William & Christine
451-R-204	86 Ridgecrest Drive	Meyers, James & Mary
451-R-188 (mapped as 186)	78 Ridgecrest Drive	Hough, Bruce O.
451-R-183	74 Ridgecrest Drive	Butella, R. & Weingold, S.
451-R-196 (see 451-R-68)	No assessment record found	No assessment record found
452-C-393	89 Ridgecrest Drive	Liberatore, Gilbert & Laura
452-C-395	85 Ridgecrest Drive	Abram, George & Arlene
452-C-397	81 Ridgecrest Drive	Block-Bolton, Andrew & Glenda
452-C-399	77 Ridgecrest Drive	Volkin, Leonard & Marion
451-R-17	73 Ridgecrest Drive	Vestri, Anita & Louis
451-R-23	69 Ridgecrest Drive	Spinelli, Louis & Patricia
451-R-29	65 Ridgecrest Drive	Eller, Kathy
451-R-35-0001	61 Ridgecrest Drive	Stromple, Ronald & Kathleen
451-R-76-0001	25 Ridgecrest Drive	Parham, James & Joelynn
451-R-68 (mapped as 451-R-196)	82 Ridgecrest Drive	Zigarovich, Matthew & Kelly
451-R-42 (see 451-R-43)	No assessment record found	No assessment record found

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<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
451-R-40	57 Ridgecrest Drive	Hoffacker, Rosemarie & Mark
452-C-391	10 Ridgecrest Drive	Satler, Lisa
452-D-338	3815 Greenvalley Drive	Hummel, Clark
452-D-351-0001	Vacant Land – Lougeay Road	Municipality of Penn Hills
451-L-178	816 Gramac Lane	Chatelain Corporation
451-R-70	29 Ridgecrest Drive	Brunetti, Carol A.
451-R-88	14 Ridgecrest Drive	Wukich, Robert & Carol
451-R-81	21 Ridgecrest Drive	Widel Family Trust
451-R-43(mapped as 451-R-42)	53 Ridgecrest Drive	Anderson, George & Patricia

Mr. Krasik questioned whether any of these lots were over 15,000 square feet. The Zoning Hearing Board is concerned that by changing these properties to R-3, a window may be open to allow multi-family dwellings, including duplexes. Both Mrs. Bradley and Mr. Hill pointed out that duplexes are not permitted in an R-3 zoning district, however multifamily (i.e., three or more units) are permitted. Mr. Hill also pointed out that minimum lot area for multifamily is 20,000 square feet. Mr. Graney stated that he has the information on lot sizes and will provide it to the Planning Commission for further review. Both Mr. Krasik and Mrs. McKeever fear that the Zoning Code will be challenged because it currently permits multifamily in an R-3, but not duplexes. Mr. Wolfgang stated that this issue, which is an issue in not just R-3 and R-4, but also can be an issue in R-1 and R-2, was beyond the current scope of work that the Planning Commission was assigned. However, the Planning Commission will review the language in subsequent meetings.

Jefferson Heights Rezoning:

The purpose of rezoning on Jefferson Heights from R-2 to R-3 is to facilitate the building of accessory structures without the need to seek a variance from the Zoning Hearing Board. There are 33 lots involved in this rezoning. Of those 33, 22 will be conforming following a change from R-2 to R-3. The remaining lots will continue to be existing nonconforming. The recommended parcels for rezoning are:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
541-E-160	1407 Jefferson Heights	Yoino, Lawrence & Theresa
541-E-158	1409 Jefferson Heights	Mihm, Frank & Rose
541-E-156	1411 Jefferson Heights	O'Donnell, Donna & Kelly, Rich
541-E-154	1413 Jefferson Heights	Krusinski, Joseph & Cheryl
541-E-152	1415 Jefferson Heights	Clayton, Arlene L.
541-E-150	1417 Jefferson Heights	Onderik, Jessica
452-H-022	1419 Jefferson Heights	Retzer, Mary Jo
452-H-020	1421 Jefferson Heights	Block, Walter & Ruth
452-H-018	1423 Jefferson Heights	Bushmire, Denise
452-H-016	1425 Jefferson Heights	Graham, Marjorie
452-H-013	1427 Jefferson Heights	Glick, Ira
452-H-012	1429 Jefferson Heights	Onderick, Brian & Jennifer
452-H-010	1431 Jefferson Heights	Ionadi, Joseph

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452-H-008	1433 Jefferson Heights	Cicco, John & Rosemarie
452-H-005	1435 Jefferson Heights	Kerr, Lawrence E.
452-H-004	1437 Jefferson Heights	Ranii, Charles & Monica
452-M-118	1439 Jefferson Heights	Henry, Joseph & Patricia
452-M-119 *	No Assessment Record	No Assessment Record
452-H-028	1412 Jefferson Heights	DiNardo, Emily
452-H-032	1414 Jefferson Heights	Doeming, Maria
452-H-036	1416 Jefferson Heights	Carlson, Christopher
452-H-040	1418 Jefferson Heights	Akhter, Bashir
452-H-044	1420 Jefferson Heights	Scott, Joseph & Linda
452-H-048	1422 Jefferson Heights	Remmick, Albin & Renee
452-H-052	1424 Jefferson Heights	Pasqualino, Dominica & Lerah
452-H-056	1426 Jefferson Heights	Monteleone, Mary & Michael
452-H-058	1428 Jefferson Heights	Cascio, Frank
452-H-060	1430 Jefferson Heights	Lowry, David & Mary
452-H-062	1432 Jefferson Heights	Decesare, Toni F.
452-H-064	1434 Jefferson Heights	Charmello, Tina & Christian
452-H-066	1436 Jefferson Heights	Hasslinger, John & Mary Louise
452-H-068	1438 Jefferson Heights	Scheboth, Charles & Mary
452-H-072	1440 Jefferson Heights	Connors, Robert & Mary Louise

* Lot/Block 452-M-119: Does not exist on County Real Estate Website. Assume it was combined with 452-M-118.

Mr. Graney pointed out that although some of these properties have a square footage in excess of the required 7,500 for an R-3 designation, those properties are also on very steep, unbuildable grades. Mrs. Bradley also advised the Boards that this zoning change does not contemplate a change in zoning for the former Eastmont School, which will remain R-2. Mr. Wolfgang stated that this zoning change is predicated upon comments received from both the Zoning Hearing Board and Mr. Hill that property owners must frequently seek variances to be able to construct accessory structures or additions to their dwellings because of the current R-2 zoning status. Mr. Hill stated that a majority of these properties were included in the original Samson development and never met the requirements for an R-2 zoning district.

Greensburg Pike:

The Planning Commission decided to hold off any action on Greensburg Pike at this time. Mr. Graney recommended that the Township adopt an official policy on the Pike, as requests for rezoning to C-1 are very likely to be presented in the upcoming years. That policy would be to use the R-C-1 zone to accommodate future zoning district changes on that road. Mr. Graney suggested the following modifications to the R-C-1 zone:

Section 2

Business-Medical Offices: remove "administrative" from line one. because it can confuse the purpose (is it a doctor's office or only for medical administration?).

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Add "Group Daycare Home" as a conditional use. It fits nicely between the Daycare Center and Family Daycare.

Specialty Retail: There are uses in this category that could, if successful, impact negatively on surrounding properties (traffic, hours of operation, etc.). A limit on size should be inserted if retail use is retained. Somewhere in the area of 3,000 square feet of floor space was suggested. A limit on hours of operation was also recommended—8:30 a.m. to 9:00 p.m.

Mr. Krasik questioned why the Planning Commission did not see the need to move forward on Greensburg Pike. He believes that this area should be rezoned to commercial to facilitate future growth patterns in the area. He questioned when the Planning Commission felt it would be appropriate to consider a change in this area.

Mr. Wolfgang stated that the Planning Commission would consider a rezoning in this area if there is a noticeable deterioration or if there are a number of requests for commercial uses in the corridor. Mr. DeRiso stated that when the Planning Commission worked through the change on Greensburg Pike for four properties from residential to R-C-1, there was an overwhelming response from the people living in the neighborhood. These residents do not want the character of their neighborhood changed and the Planning Commission does not believe that they should change what the residents who live there and have invested there do not want changed. Mr. Graney recommended that the best approach here was to allow the market to come to area first. The Boards will know when they have reached the point where a rezoning of the area needs to occur.

Brown Avenue Rezoning:

This section of the community is currently zoned R-3, Residential. However the uses within the area are predominantly commercial. Mr. Graney recommended that a zoning change follow the existing use pattern in rezoning properties in this area from R-3 to C-1. His recommendation includes a change of zoning for the following properties:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
455-A-345	501 Brown Avenue	East Boro Co / E. Lawson
455-A-270	491 Brown Avenue	Pushinsky, Michael / A-1
455-A-238	463 Brown Avenue	Staub, Steven & Walter
455-A-146	460 Brown Avenue	Bost, Robert F. / Herk's
454-N-077	500 Brown Avenue	Myers Brothers, LLC
455-A-150	Vacant Land – Brown Avenue	Butler, Edward J.
455-A-185	470 Brown Avenue	Carosso, David & Guy
455-A-249	Vacant Land – Washington Avenue	Butler, Edward J.

Parcel 454-N-077 would provide a 50' buffer area along Washington Avenue (R-4). The first 100' of Brown Avenue frontage for Parcel 455-A-150 (Vacant Land between Carosso and Herk's Cool Car Care) would be changed to C-1 from R-4.

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Mr. Krasik questioned why the Planning Commission did not consider changing the zoning of the residential parcels on Washington Avenue as a part of this rezoning. He believes that over time, these parcel will be converted to commercial uses. Mr. Wolfgang stated that because there is a distinct neighborhood on Washington Avenue at present, the Planning Commission chose not to intervene. Mr. Graney stated that the Boards need to tread carefully on over-zoning for commercial development.

Larimer Avenue Rezoning:

Mr. Graney recommends a two-step approach to Larimer Avenue. First, the area would be rezoned to R-2. This change would eliminate the change-over of existing single-family dwellings into multiple family dwellings and begin a stabilization of the area. The second step is to designate certain areas as the "Larimer Avenue Redevelopment Zone," a Traditional Neighborhood District (TND). This TND would allow for limited non-residential development in an attempt to encourage new development and economic revitalization. The following areas of Larimer would be rezoned from R-3 and R-4 to R-2:

Detail Area #1 – From McMasters Avenue to Wilkins Township boundary with Turtle Creek From R-4 to R-2:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
454-R-012	715 Larimer Avenue	Horvatik, Michael & Jeanine
454-R-014	711 Larimer Avenue	Kuniak, Jeanine M.
454-R-016	707 Larimer Avenue	Jones, John & Bonnie
454-P-060	701 Larimer Avenue	Lynch, Daniel J. Jr.
454-P-058	699 Larimer Avenue	Eisel, William
454-P-055	697 Larimer Avenue	McName, Sam
454-P-050	695 Larimer Avenue	Beatty, Heather M.
454-P-048	691 Larimer Avenue	Grainger, Richard T.
454-P-045	687 Larimer Avenue	Jordan, Thomas & Nancy
454-P-044	685 Larimer Avenue	Gulli, Giovanni
454-P-043	683 Larimer Avenue	Boenigk, Edward & Joan
454-P-042	Vacant Land – Larimer Avenue	Semmens, William H.
454-P-040	677 Larimer Avenue	Prosser, Robert & Debra
454-P-038	675 Larimer Avenue	Gifford, Darla J.
454-P-036	673 Larimer Avenue	Brands, Marc
454-P-034	669 Larimer Avenue	Krivjanski, Elias & Park, Elmer
454-P-032	665 Larimer Avenue	Miller, Paul & Alberta
454-P-029	661 Larimer Avenue	Robedau, Paul & Whitaker, R.
454-P-028	657 Larimer Avenue	Wood, Helen B.
454-P-026	Vacant Land – Larimer Avenue	McCarrison, George & Ivar
454-P-024	Vacant Land – Larimer Avenue	Stewart, Charles R.
454-P-022	Vacant Land – Larimer Avenue	Jinkner, Paul & Jennie P.
454-P-020	Vacant Land – Larimer Avenue	Charlton, Margaret
455-B-317	621 Larimer Avenue	McAnalley, Edward & Elizabeth

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<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
455-B-318	617 Larimer Avenue	Shenefelt, Janice A.
455-B-322	611 Larimer Avenue	Fersch, Michael & Mary
455-B-325	Vacant Land – Larimer Avenue	Fersch, Michael & Mary
454-P-066	Vacant Land – McMasters Ave.	McIntyre, John & Henrietta Rynd
455-B-315	Vacant Land – Semmens St.	Soles, James & Anna Belle

Detail Area #2 – From Churchill Road to McMasters Avenue
From R-4 to R-2:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
454-L-134	825 Larimer Avenue	Yates, Raymond & Wanda
454-L-130	817 Larimer Avenue	Marrucci, Frank & Donna
454-L-126	813 Larimer Avenue	Horvatic, Jeanne & Palorino, J.
454-L-124	811 Larimer Avenue	Horvatic, Michael & Jeannie
454-L-122	807 Larimer Avenue	Duncan, Mitchell W.
454-K-070	803 McMasters Avenue	Yost, Gene
454-K-050 *	Vacant Land – Churchill Rd.	Marrucci, Frank & Donna

* One hundred feet from Larimer towards Churchill only.

Detail Area #3 – From Harrison Road to Churchill Road
From R-3 and R-4 to R-2:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
454-D-182	Vacant Land – 941 Larimer Avenue	Bradford, Michael C.
454-H-094	937 Larimer Avenue	Dinnocenzo, Ruth
454-H-086	931 Larimer Avenue	Viggiano, Ralph & Randie
454-H-082	925 Larimer Avenue	Voila, Paul & Corrine
454-H-074	Vacant Land - 921 Larimer Avenue	Eagle Broadhollow Corp.
454-H-070	915 Larimer Avenue	Zigman, Robert
454-H-066	909 Larimer Avenue	Marks, Joseph
454-H-062	Vacant Land – 907 Larimer Avenue	Marks, Joseph
454-H-058	901 Larimer Avenue	Giles, Donald T.
454-H-054	895 Larimer Avenue	Yates, Ronald & Deborah
454-H-042	893 Larimer Avenue	Eisel, William
454-M-006	883 Larimer Avenue	Alexander, Robert
454-L-164	881 Larimer Avenue	Watts, Charles
454-L-150	Vacant Land – Larimer Avenue	DePaulo, Rose

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<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
454-L-148	875 Larimer Avenue	Life Mender, LLC
454-L-146	871 Larimer Avenue	Reisch, Robert C., Jr.
454-L-144	869 Larimer Avenue	Tennis, Rhonda
454-L-142	Vacant Land – Larimer Avenue	Morelli, Jos. & Michalene
454-L-140	861 Larimer Avenue	Teti, Alexander

Detail Area #4 – From Railroad Street to Churchill Road
From R-4 to R-2:

<u>Parcel #:</u>	<u>Physical Address:</u>	<u>Owner:</u>
454-M-010	880 Larimer Avenue	Pienadz, Iris & Alice
454-L-172	Vacant Land – Larimer Avenue	Walker, Roy & Claire
454-L-178	870 Larimer Avenue	Feltes, Susan & Kevin
454-L-180	865 Larimer Avenue	Flaherty, Jeffrey & Deborah
454-L-182	862 Larimer Avenue	Wilkins Township
454-L-184	858 Larimer Avenue	Biondi, Carmen & Mary
454-L-186	854 Larimer Avenue	Grainger, Richard T.
454-L-188	852 Larimer Avenue	Yates, Ronald & Debra
454-L-190	846 Larimer Avenue	Yates, Ronald & Debra
454-L-192	844 Larimer Avenue	Kossum, Beverly
454-L-193	840 Larimer Avenue	Madonna, Frank & Alice
454-R-004	Vacant Land – Larimer Avenue	Barcellino, Nino
454-R-002	716 Larimer Avenue	Barcellino, Nino
454-L-212	800 Larimer Avenue	Yost, Jack
454-L-210	806 Larimer Avenue	Caprara, Michael
454-L-226	No assessment record	No assessment record
454-L-228	Vacant Land – Railroad Street	Wilkins Township
454-L-194	838 Larimer Avenue	Mence, William & Mary
454-L-198	836 Larimer Avenue	US Bank Nat'l Assoc.
454-L-198A	832 Larimer Avenue	Cortazzo, Nickolas
454-L-199	828 Larimer Avenue	Romanchek, Dennis & Denise
454-L-200	826 Larimer Avenue	Pugliano, Monica & Anthony
454-L-202	822 Larimer Avenue	Clapper, David & Sandra
454-L-204	818 Larimer Avenue	Ireland, Maxine
454-L-206	814 Larimer Avenue	Kuklewski, Marlene
454-L-208	Vacant Land – Larimer Avenue	Wilkins Township

Traditional Neighborhood District (TND) Overlay Ordinance:

Mr. Graney reviewed the TND Overlay Ordinance. The purpose of this ordinance is to allow for alternative development along Larimer Avenue because the existing housing stock is deteriorating, showing signs of

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neglect, absentee ownership, vacancies and need for demolition. The topography of the area, coupled with the close proximity of many of the homes to heavily travelled Larimer Avenue prevents continued suitability for residential dwelling. The overlay zone is being recommended for this area because the Township does not have the funds available to relocate residents living within the corridor and razing these homes. It may or may not be successful, but will certainly be better than what the Township is currently able to achieve with demolition. Mr. Graney also discussed the Design manual and the flexibility that the board will have that is traditionally not available with standard zoning.

NEXT STEPS:

Mr. Graney stated that the next steps to be taken are as follows:

- 1) The Planning Commission must make a recommendation to the Board of Commissioners on the proposed zoning changes.
- 2) The Township must send the proposed zoning changes to the Allegheny County Planning Commission (Department of Economic Development).
- 3) The Board of Commissioners must hold public hearings on the proposed changes.
- 4) The Board of Commissioners must advertise and adopt an ordinance amending the zoning ordinance and map.

Mr. Wolfgang stated that as the Boards can see, the Planning Commission has taken on the challenge of trying to change the most pressing and difficult areas of the community. Hopefully, in the near future, funding will be available for the Planning Commission to hire a consultant to update the Township's Comprehensive Plan. At that time, issues relative to rezoning of Greensburg Pike and whether or not to extend the commercial zoning for Brown Avenue to Washington Avenue can be more thoroughly discussed.

Commissioner Szoko stated that he is glad that the Planning Commission is interested in keeping the door open to potential rezoning of the Greensburg Pike area. He questioned what criteria would trigger a need for rezoning. Mr. Wolfgang stated that perceived deterioration of the corridor would trigger that need. Mr. Szoko stated that he believes that the area has reached that point due in large part to the School District. Families are not moving to Wilkins. He believes that property on Greensburg Pike would sell more quickly as a commercial use and would also sell at a higher price.

Mr. Wolfgang thanked the members of the Board of Commissioners and Zoning Hearing Board for coming to the Planning Commission meeting and providing feedback. The Planning Commission will meet next month to review the feedback and finalize a recommendation for the Board of Commissioners.

Board of Commissioners Chairman William Wilson thanked the Planning Commission and Mr. Graney for their hard work.

NEXT MEETING:

The Planning Commission will meet again on March 18, 2009 at 7:00 PM.

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ADJOURNMENT:

It was MOVED **DERISO-CENNA** to adjourn the meeting at 8:30 P.M.

Respectfully Submitted,

Rebecca Bradley
Secretary

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