

APPROVED

**Minutes
Wallace Township Planning Commission
April 14, 2004**

The meeting was called to order by Chairman Skip McGrew at 7:30 PM

Planning Commission Members present:

Susan Chady Bill Moore
Janet Grashof Skip McGrew
Steve Minissale

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer
Pat Brannan representing the Wallace Trails Association
Bitten Krentel representing the Wallace Trust

I. MINUTES

Ms. Grashof moved to approve the minutes as presented. Ms. Chady seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

As listed

III, SUBDIVISIONS IN PROGRESS

Old Orchard Estates

An application has been received for this subdivision, but no representative of the applicant appeared to discuss it. Mr. Kologie will review the application to determine if it is complete.

Edgemoor Run (formerly Bernard)

Mr. Beideman and Mr. Bachash presented a revised plan to implement the Bernard subdivision previously approved by Wallace Township in 1979. This subdivision involves 35 acres located at Lippitt Road and State Route 82. Eight lots will be created with parts of two lots in West Nantmeal Township. The Board of Supervisors has agreed in principle to reaffirmation of this subdivision if appropriate covenants are developed and current ordinances are met.

Mr. Beideman noted that a waiver for stormwater control will be sought because the ordinance requires a calculation assuming a meadow condition. The site is, however, primarily agricultural. As a result the stormwater plan provided will reduce actual runoff but not according to the ordinance calculation. He also stated that the planning module for the 1979 subdivision will be accepted by the County Health Department, but the Planning Commission requested documentation to confirm this. The applicant has posted escrow for an engineering review, so the plan has been referred to Mr. Kologie.

Because the main house on lot 8 is listed as a class 1 historic resource in Wallace, the Planning Commission referred the issues of a historic impact study and a landscape plan to the Historical Commission. Mr. Bachash noted that the house has been unoccupied for

about 20 years and may have no restoration value. He was asked to provide documentation on the condition of the historic resources.

Because none of the documentation requested by the Board of Supervisors has been submitted nor have engineering comments been received, the Planning Commission was unable to recommend any action at this meeting. In view of the urgency expressed by the applicant, the Planning Commission agreed to meet on April 28 to review this subdivision.

Wheeler Tract Subdivision Sketch Plan

The Wheeler tract is located on Creek Road just south of Glenmoore Village. A revised sketch plan was presented by Ms. Lemley of Riley Riper et al. along with Mr. Tresslar and Ms. Seidel of Heritage Land Group and Mr. Haigney of Commonwealth Engineering. This plan was developed in response to suggestions by the Planning Commission and other Township residents. Neighboring property owners Mr. Cook, Ms Krentel, and Mr. Eschbacher were also present.

The Planning Commission noted that the revised plan was substantially improved showing a relocation of the entrance road to the existing cutout area, a less informal street layout and the recommended trail route. Mr. Cook asked if the lots could be shifted further south to increase their distance from the existing houses on the northern border. The Planning Commission observed that this would encroach on the community green area but that the northwestern pod of lots could be shifted slightly as recommended by Mr. Eschbacher. The applicant agreed to consider this and to advise the Planning Commission if they wanted to discuss this further at the April 28 meeting.

Ms. McGrew asked if the springhouse, an undocumented historic resource, would be protected. Mr. Tresslar indicated his intention to preserve it and agreed to advise the Historical Commission of its condition. Mr. Haigney noted that the springhouse is in the Flood Hazard and Wet Soils District.

IV. OLD BUSINESS

Uncommitted Land and Fence Setbacks

The Township Solicitor has not responded to the Commission's proposals to amend the zoning ordinance restrictions on Uncommitted Land and fence setbacks.

Small Subdivisions

Mr. Kologie has been asked by the Board of Supervisors to update the Subdivision ordinance. Mr. McGrew will provide a summary of the Planning Commission's recommendations regarding the classification of subdivisions and the corresponding application requirements at the April 28 meeting.

Mr. Minissale will develop language for an ordinance change to give the Township an option to accept deed restrictions in lieu of Conservation Easements for small subdivisions.

V. NEW BUSINESS

Township Resources Map

Mr. McGrew presented a map of key resources as a part of the resource conservation plan under development by the Northern Federation. The Planning Commission reviewed and concurred in the resources identified. The map will be forwarded to the County Planning Commission for consolidation with the other Northern Federation submissions.

Springton Road Bridge

PennDOT plans to reconstruct one of the Springton Road bridges (closest to Indiantown Road). The Planning Commission noted the historic significance of the cartway and adjacent properties. The area is also an important viewshed and natural resource. Accordingly, the Planning Commission recommends that the Board of Supervisors request a complete impact study from PennDOT before construction begins.

Hankin Assignments

A preliminary plan application is expected from the Hankin Group in the near future. Recognizing the size and complexity of this application, the Planning Commission agreed to accept focus area assignments as follows:

- Ms. D'Angelo – Stormwater
- Mr. Green (with Mr. Najim as advisor) – Wastewater
- Mr. Moore – Fire, Police and Road Crew.
- Mr. Minissale – Historical Resources
- Ms. Grashof – Recreational Land
- Ms. Chady – Open Space

VI. UPCOMING MEETINGS

Planning Commission Meeting –5/12/04 @ 7:30pm
Supervisor's Meetings –5/5/04 @ 7:30pm
All at the Township Building

VII. CONTINUATION

By agreement, this meeting was continued to 4/28/04.

The continued meeting was called to order by Chairman Skip McGrew on April 28th at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo	Susan Chady
Janet Grashof	Skip McGrew
Steve Green	Steve Minissale
Bill Moore	

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer

Edgemoore Run (formerly Bernard)

Mr. Beideman and Mr. Bachash were present to discuss the Township Engineer's letter of April 27, 2004. It was agreed that all of the issues raised in this letter would be resolved by the applicant. Mr. Bachash also agreed to add a note to the plan providing that the structures on lot 8 (listed as a class 1 historical resource) would be available for inspection as soon as the applicant assumes ownership. The note would also provide for a notice to the Wallace Historical Commission whenever a land disturbance on the property was anticipated and access for inspection of the disturbed land.

Mr. McGrew moved that the Planning Commission recommend that the Board of Supervisors verbally acknowledge their intent to approve a revised final subdivision plan for this property if all of the conditions listed above are met. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

VII. ADJOURNMENT

The meeting was adjourned at 9:00 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission