

APPROVED

**Minutes
Wallace Township Planning Commission
October 13, 2004**

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

Planning Commission Members present:

Susan Chady	Steve Minissale
Janet Grashof	Bill Moore
Steve Green	Skip McGrew

Others Present:

Bob Bock as Board of Supervisors liaison
Craig Kologie representing Castle Valley Consultants as the Township Engineer
Dorothy Kirk representing the Wallace Trails Association
Bitten Krentel representing the Wallace Trust
Ann Hutchinson representing Natural Lands Trust

I. MINUTES

Ms. Grashof moved to approve the minutes as presented. Mr. Moore 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 Subdivision

No one representing the applicant appeared in connection with this plan.

Brandywine Hill (aka Wheeler) Subdivision Sketch Plan

No one representing the applicant appeared in connection with this plan. An engineering review letter of the revised plan was submitted by Mr. Kologie and forwarded to the applicant. Natural Lands Trust is reviewing the Greenway Management Plan and will provide comments to the applicant in the near future. A list of recommendations offered by Mr. Cooke, a neighbor to the north, has also been forwarded to the applicant without endorsement by the Planning Commission pending further review and discussion.

Ms. Kirk asked what the Planning Commission would recommend for surfacing and marking the public trails through the greenway. Mr. Kologie was asked to consider this issue with special regard to maintenance cost, erosion control and potential ADA requirements.

Louderback Subdivision Sketch Plan

Jim Baker of Black Dog Associates appeared representing the applicant. He presented a revised sketch plan which responded to issues raised in previous discussions. The plan assumes a waiver of the 100' tract perimeter setback. The Planning Commission has agreed to recommend this waiver if a landscape plan indicates adequate buffering. Based

on a property inspection, the Planning Commission noted that the existing buffering would not be sufficient to recommend the waiver.

The Planning Commission questioned the calculations for greenway and the amount of greenway indicated on the plan. Even at the current allocation for greenway, the new primary septic system and both replacement sites are located partly in the greenway. The applicant was advised to review these issues carefully before submitting an application.

The applicant was also urged to begin discussions with a qualified trust organization to establish the conditions for accepting a conservation easement. Permitting the existing private trail routing and locating the septic systems would be some of the issues to be resolved.

Ownership of the greenway remains undecided and the Planning Commission has agreed that private ownership by one of the lot owners or by a third party would be permitted under the ordinances.

IV. OLD BUSINESS

Zoning Ordinance Changes

It was noted that the Board of Supervisors has forwarded the proposed Zoning Ordinance to the County Planning Commission for comment.

SALDO Rewrite

Mr. Kologie and Mr. Heist will provide revised drafts of previous sections and a proposed draft of Article VI.

V. NEW BUSINESS

Devereux Conditional Use

An application has been received and a hearing before the Board of Supervisors will be scheduled in the next 60 days. It is expected that after all testimony is heard, the Planning Commission will be asked to meet with the applicant and them make recommendations to the Board. To that end, the Planning Commission will inspect the site on Monday October 18 at 4pm if that is acceptable to the applicant.

Environmental Advisory Council

It has been proposed that an advisory council on environmental issues be established to assist the Planning Commission. Members are asked to recommend residents who may be interested.

VI. UPCOMING MEETINGS

Planning Commission Meeting –11/10/04 @ 7:30pm

Supervisor's Meetings –10/20/04 @ 8:00am and 11/03/04 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 9:25 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission