

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
November 10, 2004**

The meeting was called to order by Vice Chairman Steve Minissale at 7:30 PM

Planning Commission Members present:

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

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer

**I. MINUTES**

Ms. Grashof moved to approve the minutes as presented. Ms. D'Angelo 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**

Theresa Lemley of Riley, Riper, appeared on behalf of the applicant. The applicant is currently in the process of reviewing the township engineer's letter and making revisions to the plans. They will be submitting new plans shortly. The applicant will be present at the Commission's next meeting to go through the township engineer's review letter in detail.

**Louderback Subdivision Sketch Plan**

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

**Wooldridge Subdivision Sketch Plan**

No one representing the applicant appeared in connection with this plan. A tentative date for a site walk of the property is scheduled for December 4<sup>th</sup> at 10am. This date will be confirmed with the applicant.

**IV. OLD BUSINESS**

**SALDO Rewrite**

No issues discussed. Will be addressed at the next meeting.

**V. NEW BUSINESS**

**Susan B. Maes Subdivision**

This is a subdivision located on Highspire Road in West Brandywine Township. This property is currently five (5) individual parcels with one (1) parcel located in Wallace Township. The property owner is proposing to consolidate the lots into one parcel and then subdivide into two parcels of approximately 149.50 acres and 28.84 acres. It was noted that the plan proposed is showing no construction activity in Wallace Township. The parcel located in Wallace is designated as Open Space. The township engineer will review the plan and speak with the applicant regarding any issues relating to Wallace Township.

**Steepleview Subdivision**

Mr. Minissale attended a site walk of the Steepleview subdivision with the township zoning officer. There was an issue regarding trees that were noted on the approved plan to be preserved but the trees were leaning were in danger of falling. It was determined that the trees in question could be removed but additional trees must be planted on the site.

**VI. UPCOMING MEETINGS**

Planning Commission Meeting –12/8/04 @ 7:30pm

Supervisor’s Meetings –11/17/04 @ 8:00am and 12/01/04 @ 7:30pm

Devereux Conditional Use Hearing – 11/17/04 @ 7:30pm

All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 8:20 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Steve Minissale, Vice Chairman  
Wallace Township Planning Commission