

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
January 12, 2005**

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

Planning Commission Members present:

Barbara D'Angelo      Ken Nicely  
Steve Green              Skip McGrew  
Janet Grashof

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Dorothy Kirk representing the Wallace Trails Association

**REORGANIZATION**

Ken Nicely has been appointed to replace Steve Minissale

Ms. D'Angelo nominated Skip McGrew for Chairman. Ms. Grashof seconded the nomination which was unanimously approved.

Ms Grashof nominated Barbara D'Angelo for Vice Chairman. Mr. Green seconded the nomination which was unanimously approved.

**I. MINUTES**

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

**II. CORRESPONDENCE**

As listed

**III. SUBDIVISIONS IN PROGRESS**

**Brandywine Hill (aka Wheeler) Subdivision Sketch Plan**

Theresa Lemley, Jim Haigney and Nina Cidel appeared representing the applicant. They advised the Planning Commission that a revised plan had been prepared to address nearly all of the issues raised by the Township Engineer. This plan, however, has not yet been submitted.

Ms. Lemley related comments received from the Fire Marshall. He is concerned about the single road access and recommends some alternative emergency access be considered. The Planning Commission feels that the existing driveway could serve that purpose and that the access road shoulders would be sufficient to allow emergency vehicles to pass each other. Mr. Green will review the matter with the Fire Marshall.

Ms. Lemley believes that the Municipal Authority has accepted the Planning Module subject to minor technical adjustments. Mr. Kologie pointed out that an Authority signature must appear on the Planning Module before Preliminary Plan approval.

Mr. Haigney stated that stormwater issues have been addressed in plan revisions including those raised by the County Conservation District letter of December 3<sup>rd</sup>. Mr. Kologie wants to review the plan and see the impact reflected in the water budget analysis before agreeing to the changes.

In view of these remaining issues, the Planning Commission will not recommend conditional approval at this time, but will reconsider at its January 26<sup>th</sup> meeting.

#### **Shuman/Harlan Sketch Plan**

Dave Beideman appeared representing the property owner. This two lot subdivision is located on Seminary Road adjacent to the Wheeler tract on Little Conestoga Road. Mr. Beideman asked if the Planning Commission had further input having walked the property.

It was noted that the proposed greenway would connect with the one proposed for the Old Orchard subdivision and possibly with other property under easement in the area. As a result, the Wallace Trust would likely accept the Harlan conservation easement.

The greenway configuration was discussed and Mr. Beideman was again asked to eliminate the section on the west edge and increase the allocation elsewhere. The issue of multiple ownership of the greenway was discussed without resolution.

#### **IV. OLD BUSINESS**

##### **Zoning Ordinance Changes**

Comments from the County Planning Commission on the Zoning reprint have not yet been received.

Mr. Heist presented a proposal to add the option for deed restrictions in lieu of conservation easements for small greenway tracts. The Planning Commission agreed to recommend his proposal with changes to the Board of Supervisors.

It was also suggested that minor changes in Article X were needed to improve the definition of a Class I historic resource. This proposal will also be recommended to the Board.

##### **SALDO Rewrite**

Mr. Kologie and Mr. Heist provided a revised proposal for Article V and a draft of Article VI. Further revisions to Article VI will incorporate the model storm water ordinance issued by the County. The Planning Commission will discuss Article VI at the February 9<sup>th</sup> meeting.

#### **V. NEW BUSINESS**

In view of progress being made in discussions with Devereux, the Planning Commission agreed to support a petition for a continuance of the scheduled January 20<sup>th</sup> hearing.

**VI. UPCOMING MEETINGS**

Supervisor's Meetings – 01/19/05 @ 8:00am and 02/02/05 @ 7:30pm  
Planning Commission Meeting – 01/26/05 @ 7:30pm and 02/09/05 at 7:30pm  
All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 10:15 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Murray G. McGrew, Chairman  
Wallace Township Planning Commission