

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
February 9, 2005**

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

Planning Commission Members present:

Barbara D'Angelo	Ken Nicely
Susan Chady	Skip McGrew
Janet Grashof	Bill Moore

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Elaine McGrew representing the Historical Commission  
Dorothy Kirk representing the Wallace Trails Association  
Mary Ann Zeiders and Mark Eschbach representing the Environmental Advisory Council

**I. MINUTES**

Ms. Grashof moved to approve the minutes of the January 12<sup>th</sup> meeting as presented. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Ms. D'Angelo moved to approve the minutes of the January 26<sup>th</sup> meeting as presented. Ms. Grashof 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.

Ms. Lemley referred to letters from the applicant addressing all of the issues in the Township Engineer's letter of January 26 and indicated that the plan demonstrating compliance will be forwarded to the Mr. Kologie on February 10<sup>th</sup>. She also referenced a letter from the Municipal Authority acknowledging that capacity is available to service the applicant.

The comments of the Fire Marshall were discussed and the applicant agreed to provide a paved cutout near the water tank allowing emergency equipment within eight feet of the tank fill valve. No further widening of the cartway is required nor will the existing driveway be used as an emergency access. The applicant will also provide additional crushed stone to reinforce the surface of the Burgess parking lot if it is deemed necessary to stage emergency vehicle there.

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.

Mr. McGrew moved to recommend Board of Supervisors approval of the preliminary plan conditioned on the resolution of issues raised in the January 26<sup>th</sup> Engineer's letter. The recommendation is conditioned on Mr. Kologie's review of the current plan to assure that the applicant's representations are correct. Ms. D'Angelo seconded the motion which was unanimously approved. The applicant was advised that the Planning Commission's recommendation will be withdrawn at the February 23 meeting if Mr. Kologie's review indicates significant issues remain.

Ms. McGrew complimented the applicant on its plan to stabilize the historic springhouse and felt there would be no objection to the removal of the walnut tree near the structure.

#### **Louderback Minor Subdivision Application**

Jim Baker appeared representing the property owner. This two-lot subdivision is located on Fairview Road. Mr. Kologie's review letter of January 23 was discussed. The applicant agreed to make the plan changes suggested.

The ownership of the greenway was discussed. As presented, the plan calls for each of the two lots to own the greenway extending to the rear of the tract. As a result of discussions with Dorothy Kirk, an adjacent property owner, the plan will be revised to include a lot line change with Ms. Kirk's tract. This change will allow Ms. Kirk to acquire one acre of the greenway land to increase her lot size above ten acres. The remaining greenway will be split between the two lots created by the applicant.

Preliminary discussions with the Wallace Trust indicate they will accept the three easements necessary for this ownership arrangement.

#### **Old Orchard Preliminary Plan**

No one appeared representing this applicant. Mr. Hall, a neighbor, was advised of the applicants intent to use the PennDot right of way to regrade his property for sight distance. He was assured that the Planning Commission objects to this approach and that proof of the expanded right of way has yet to be presented. The secretary has advised the applicant that the Planning Commission will recommend denial of the application if an extension is not granted before the February 23<sup>rd</sup> meeting.

### **IV. OLD BUSINESS**

#### **Zoning Ordinance Changes**

Because the Board of Supervisors was not comfortable with the ordinance changes agreed to by the Planning Commission, revised language will be circulated by email for review and comment.

#### **SALDO Rewrite**

Mr. Kologie recommends that Article VI be reviewed and discussed at the work session meeting on February 23<sup>rd</sup>.

**Alice Park**

Mr. Schneider discussed some changes in the plan responding to Mr. Moore's suggestion to reroute the main roadway. Revised plans will be presented at the February 23<sup>rd</sup> meeting.

**V. NEW BUSINESS**

**Lighting Ordinance**

Mr. Stan Stubbe, a lighting consultant, led a discussion on lighting ordinances, and recommended improvements to limit glare. The Planning Commission agreed to consider revisions to the Subdivision and Land Development Ordinance to reduce light pollution from new construction and retrofitted lighting. He will present draft recommendations prior to the February 23<sup>rd</sup> meeting.

**School District Property**

The Planning Commission was advised that the School District may consider building a new school on its Fairview Road site as an alternative to renovations at Brandywine Wallace School. It was generally agreed that, if the property is developed, a school would be the preferred use.

**VI. UPCOMING MEETINGS**

Supervisor's Meetings – 2/16/05 @ 8:00am and 3/2/05 @ 7:30pm  
Planning Commission Meetings – 2/23/05 and 3/9/05 @ 7:30pm  
All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 10:20 pm.

Submitted,

Kim A. Milane-Sauro  
Secretary

Approved,

Murray G. McGrew, Chairman  
Wallace Township Planning Commission