

APPROVED

**Minutes
Wallace Township Planning Commission
March 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
Steve Green	

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer
Dorothy Kirk representing the Wallace Trails Association
Mark Eschback representing the Environmental Advisory Council
Mike DiSantis representing the Municipal Authority

I. MINUTES

Ms. Grashof moved to approve the minutes of the February 9th meeting 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

Del Gatto Sketch Plan

Applicant Ken Del Gatto appeared with his engineer Dave Beideman to present a sketch plan. This 7.7 acre tract located at 321 Fairview Road is currently owned by John and Ester Kolb. Mr. Del Gatto proposes to create three new lots along the northwest boundary served by a private lane along that boundary. Because this tract lies in the Residential District, standard one acre zoning applies and there is no greenway requirement. Each new lot will exceed one acre and the Kolbs will retain 2.1 acres for their existing house.

The Planning Commission pointed out that this tract contains an historic house and is located near several other historic buildings. A landscape plan with appropriate protection for these resources will be required. Potential sight distance problems on Fairview road were also identified.

The Planning Commission will walk this property on Saturday March 12th at 9am.

Alice Park Land Development Plan

No one appeared representing this application. Mr. Kologie presented his review letter which identifies several issues for consideration in revising the plan. It is expected that these issues will be resolved before the next Planning Commission meeting.

IV. **OLD BUSINESS**

Zoning Ordinance Changes

Changes proposed by the Planning Commission have not been accepted by the Board of Supervisors. In lieu of the recommended use of deed restrictions, the Wallace Trust will consider a “streamlined” easement procedure for very small greenway parcels. Discussion continues on revisions to the definition of Class I historic resources.

The Zoning Ordinance reprint has been forwarded to the Township Solicitor for processing.

SALDO Rewrite

Mr. Kologie’s proposed revision to Article VI will be discussed at the March 23rd work session. A new draft of his proposal to reflect the County’s model stormwater ordinance will be circulated before the meeting.

Lighting Ordinance

Stan Stubbe prepared a revised draft of the SALDO section on lighting and a proposal for zoning changes. These will be reviewed by the Planning Commission at the March 23rd work session.

V. **NEW BUSINESS**

School District Property

Representatives from the Downingtown Area School District including Lee Snodgrass, Assistant Director of Facilities, James Clough of Diserod, Wolff, Kelly, Clough, Bucher, Inc. and Greg Newell of Nave Newell appeared to discuss possible use of the Fairview Road site for a new elementary school.

If the School Board approves this site, a conditional use application will be filed. The eventual land development plan would propose a two story structure on the land behind the current playing fields. The structure would be designed for an ultimate capacity of 650 students and the district would target completion for the '07 – '08 school year. Upon completion, the Brandywine Wallace school would be closed and the students transferred to the new building.

Issues discussed were as follows:

Sewage – Mr. DiSantis confirmed that capacity has been reserved with the Municipal Authority.

Water – Onsite wells are proposed with drawdown testing to assure stability of neighboring wells.

Access – Primary access would be from Fairview Road. A second access, at least for emergency purposes, may be obtained from Indiantown Road if an easement can be obtained. Sight distance, turn lanes and traffic impacts will be assessed through a traffic study.

Stormwater – Infiltration techniques will be used to the maximum extent, and the design minimizes impervious surfaces.

Lighting – Best practice lighting techniques, as recommended by Stan Stubbe, are standard district practice. As a result, there should be minimal light pollution in the surrounding community.

Community Use – Public use of the planned auditorium and gym is normally permitted by the district.

Fire Suppression – Reserve water tanks are intended to serve the sprinkler systems and provide Fire Company access.

Trails – Public trails will be provided through consultation with the Township.

While there are still many issues to be resolved, the Planning Commission felt that they would be addressed during conditional use and the land development application process. It was noted, however, that approval of a land development plan by the beginning of 2006 was unlikely due to the delays in the State permitting processes.

VI. UPCOMING MEETINGS

Supervisor's Meetings – 3/16/05 @ 8:00am and 4/6/05 @ 7:30pm

Planning Commission Meetings – 3/23/05 and 4/13/05 @ 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