

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
MARCH 16, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, March 16, 2005, at 8:15 AM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman  
Robert V. Bock, Vice Chairman  
Jane M. Shields, Member

**PUBLIC COMMENT**

None.

**CORRESPONDENCE**

1. DEP to Evans Mill Environmental, dated 2/23/05, re: receipt of application for planning module for Maes property (**rec'v 3/11**)
2. Chester County Conservation District to Glen Gerber, dated 2/28/05, re: inadequate E&S plan for Louderback tract(**rec'v 3/4**)
3. DASD to Board of Supervisors, dated 3/2/05, re: thank you to road department for plowing
4. CCPC to Twp. Secretary, dated 3/4/05, re: review of Louderback preliminary plan
5. Riley, Riper, Hollin & Colagreco to Board of Supervisors, dated 3/9/05, re: request for status update on Hankin
6. SC Engineers to Commonwealth Engineers, dated 3/14/05, re: approval of planning module for Brandywine Hill
7. SC Engineers to DEP, dated 3/15/05, re: Chapter 94 report for the Village of Glenmoore Wastewater System
8. Andrew Rau, Esq. to Joseph DiGiorgio, Esq., dated 3/15/05, re: Mapleflower HOA
9. Riley, Riper, Hollin & Colagreco to Andrew Rau, Esq., dated 3/15/05, re: request for continuance of the Devereux Conditional Use Hearing

**FIRE COMPANY**

None.

**ROAD REPORT**

Road report for the month of February: 1830.6 miles driven, 18.9 hours on the equipment meters, and 331.5 man-hours logged.

Performed Monday morning road inspections. Replaced a curve ahead sign on Marshall Road. Installed new street signs on Creek, Springton, Marty Close Roads, Iezzi Lane and Ada's Way. All new signs are high density. Dug test holes for perc testing to be done at Alice Park. Dug 3 holes at Burgess Park to determine base of parking lot. Lot has a 12" base and will hold a fire

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truck. Mr. Smith contacted the fire company and advised them of his findings. Built a roof over the HVAC units at the township building to protect the systems from ice melting off the roof and freezing the units. Performed routine maintenance on the equipment and trucks.

### **PLANNING COMMISSION**

Skip McGrew reported that at the last Planning Commission meeting, a new sketch plan was received. This plan is called the Del Gatto Sketch Plan and is a 7.7 acre tract located at 321 Fairview Road and is currently owned by Mr. and Kolb. The applicant Ken Del Gatto appeared with his engineer Dave Beideman to present a sketch plan. 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.

The Alice Park Land Development Plan was also discussed at this meeting. 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 and the Commission is prepared to act on this plan once those issues have been resolved.

The Planning Commission has been working on two changes to the zoning ordinance. The first is the use of deed restrictions in lieu of conservation easements. This will be put on hold while the Wallace Trust considers a "streamlined" easement procedure for very small greenway parcels. The second proposed change deals with revisions to the definition of Class I historic resources. This issue is still being worked on and will be addressed during the Planning Commissions next work session in conjunction with the review of Article VI of the Subdivision and Land Development Ordinance.

Lastly, at this meeting, the Planning Commission heard a presentation by the Downingtown Area School District regarding their proposal to construct a new elementary school on District Property located on Fairview Road. Representatives from the Downingtown Area School District including Lee Snodgrass, Assistant Director of Facilities, James Clough of Diseroad, Wolff, Kelly, Clough, Bucher, Inc. and Greg Newell of Nave Newell appeared to discuss this proposal. The land development plan would propose a two story structure on the land behind and south of the existing playing fields. The structure would be designed for a maximum 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. The applicant was advised that if the School Board approves this site, a conditional use application will need to be filed with the township. Some issues discussed were:

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

Water – Onsite wells are proposed with draw down 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.

Mr. McGrew reported that Devereux has requested a continuance of the hearing scheduled for next week. This next meeting would be for the Planning Commission to present their case and in light of the ongoing discussions with Devereux, the Commission may not be ready. The Commission and their solicitor agree with this continuance. The Board agreed to cancel this meeting and advised the secretary to try to contact the resident who received the public notice and advise them of the cancellation. Mr. McGrew will be present the night of the meeting to advise anyone who shows that the meeting has been cancelled.

### **VILLAGE TASK FORCE**

Bryan McDonough reported that the Village Task Force is reviewing Article X of the Zoning Ordinance. Please see a copy of the Village Task Force Minutes dated March 3, 2005 attached hereto and made a part hereof. Mr. McDonough stated that they have invited Jane Davidson to attend their next meeting to discuss Article X. Mr. Schneider stated that when it is clear to the Task Force what changes they would like made that they supply a letter to the Board of Supervisors outlining those suggested changes.

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Mr. McDonough stated that at the Boards request for list of attendees of the public meeting held on January 13, 2005, was not available and the Task Force felt it would be an inaccurate list if they attempted to create one. Mr. Schneider repeated his request for the legislation concerning historical districts either state or federal to be supplied to the Board of Supervisors.

### **HISTORICAL COMMISSION**

Elaine McGrew reported that the Historical Commission will be reaching their 30-year mark this year.

The Commission is currently reviewing Article X of the Zoning Ordinance. Standards being used for the revision are both state and federal guidelines and they are using an ordinance from Franklin Township with a similar village district. Mr. Schneider stated that he would like to see a copy of the ordinance from Franklin Township if it is available. Ms. McGrew stated that she would get a copy to the township secretary.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #03-4 – Brandywine Hill (Wheeler)
3. #05-1 - Louderback
4. #05-2 – Alice Park

### **OLD BUSINESS**

Ms. Shields moved to approve the minutes from the February meetings. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Ms. Shields moved to appoint Robert Bezgin, CPA, as the new auditor for Wallace Township. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

### **NEW BUSINESS**

Executive session was held on March 7<sup>th</sup> with Gordon Walker to discuss possible open space funding options. He will be preparing a report for the open space committee to review at their next meeting.

An executive session will be held after our meeting this morning, March 16, to discuss public use of the township building and the schoolhouse.

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Ms. Shields moved to approve Resolution No. 05-9 for Plan Revision for New Land Development for the Brandywine Hill project. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**PUBLIC COMMENT**

Bryan McDonough asked why an executive session was held regarding open space funding. Mr. Bock stated there were questions addressed regarding borrowing, bond issues, etc. These funds will only be put in place if a referendum is passed.

Mr. McDonough asked if any costs have been determined for the construction of Alice Park. He was advised by the secretary that the engineer is having a cost estimate prepared but that the township was not given a timeline as to when those numbers would be ready.

**ADJOURNMENT**

Meeting adjourned at 9:15 AM. Next meeting is Wednesday, April 6, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary