

APPROVED

Wallace Township Environmental Advisory Council
Minutes of April 12, 2005 Meeting
7:00 PM to 9:00 PM

In attendance: Mary Ann Zeiders, Anna Marie Guglielmo, Susan Schneider, Mark Eschbacher, Andrew Leitzinger, Tish Eschbacher, and Beth Carpenter.

Guests: Robert Bock and Lou Schneider (Wallace Township Supervisors), Skip McGrew (Wallace Township Planning Commissioner) , and Monica Drewniany (Natural Lands Trust)

Absent: Charter Member, Greg Hufnagel, and Associate Members, Jeff Colley, Laurie Leitzinger, and Heather Hufnagel

- I. Call to Order: Mary Ann Zeiders called the meeting to order at 7:00 pm.
- II. Approval of Minutes: Minutes of the March 15, 2005 meeting were reviewed. Correction was noted that Anna Marie Guglielmo was in attendance at this last meeting but, inadvertently, left off the list of attendees. Apologies to Anna Marie. Minutes were approved
- III. Old Business:
 - A. Draft EAC Documents: Mary Ann Zeiders read a letter from the Wallace Township Secretary, Kim Milane-Sauro, forwarding the Board of Supervisors' signature to Wallace Township Resolution No. 05-10 formally establishing the EAC as a committee for the township. Also enclosed with the letter was a revised draft of the EAC ordinance which the Board would like the EAC to review and discuss. Furthermore, Lou Schneider asked the EAC to revise its Mission Statement to include language authorizing the EAC to act in "remediation efforts" on behalf of the township's environment.
- IV. New Business:

Susan Schneider introduced Monica Drewniany, Community Planning and Program Manager with the Natural Land Trust, consultants for Wallace Township's land use planning. Ms Drewniany was invited to the EAC meeting to discuss the importance of EAC's in municipal governance. A short summary of her talk follows:

A. The importance of organization to the EAC:

1. EAC's are advised to adopt by-laws, elect officers, advertise their role to the community, and give enough notification of their meetings for members of the community to attend. By so doing, the EAC establishes a procedural foundation for on-going action.

B. How EAC's should proceed:

1. Preparatory Tasks:

- a. Understand municipal processes. Because EAC's are one of many advisory committees to the Board of Supervisors and because the Board has limited time, all materials sent from the EAC to the Board should precisely i.) define the issue of concern, ii.) outline the pro's and con's associated with the issue and iii.) discuss possible solutions and consequences. To establish the relevancy of the EAC, issues most relevant to the Board should be given maximum weight in the EAC's priorities. Members of EAC's are strongly encouraged to attend Board of Supervisors' Meetings in order to become well-versed in the procedural workings of the Board.
- b. Understand municipal documents: EAC members should become familiar with the township's i.) Comprehensive Plan and Open Space Plan, ii.) land use codes and ordinances, and iii.) Conservation Map(s).
- c. Identify outside resources: The EAC should establish contacts with the PA Environmental Council (PEC), the Greenspace Alliance, and the Chester County Planning Commission (CCPC). Copies of the CCPC's Open Space Planning Guide for Municipalities and the PEC's The Environmental Advisory Council Handbook should be obtained and made available to EAC members.

2. Roles of the EAC:

- a. Site Plan Reviews: EAC's need an organized approach to site plan reviews. The West Hanover Township's EAC has developed a checklist that lists each of the township's environmental ordinances. Each ordinance is followed by a list of items that each sketch design should address. Ideally, each member of the EAC should have a copy of the sketch design; realistically, EAC's should

designate a “point person” for each proposed subdivision who would be responsible for shepherding the sketch design through the review process. Because townships only have 90 days from the date the Preliminary Plan is submitted to respond, the EAC should act as promptly as possible to submit its review letter (with ordinance sections included) to the Board of Supervisors so they can proceed with as much flexibility as possible. Failure to respond within the 90 days is interpreted as automatic approval so it is imperative to act expeditiously. Therefore, Members of the EAC or its point person should be prepared to accompany members of the Board, the Planning Commission, and the developer on their site walk.

- b. Projects: EAC’s should heed the scope of their activities and prioritize in the interests of the township.
 - i. Reports: EAC should write reports to the Supervisors on issues that are of particular import to the township such as deer management or what to plant on drip (drift?) fields to take up toxins. Possible solutions and potential consequences should be provided.
 - ii. Monitoring activities: EAC’s are strongly advised to meet with the township’s engineer and zoning officer and find out what monitoring activities they are not able to attend to such as construction site monitoring, stream watching (the DEP provides training for this), well monitoring.
 - iii. Education: EAC’s are encouraged to set up web-sites, write articles in the township newsletter, submit articles to local newspapers provided that a draft has first been submitted and approved by the Board of Supervisors. One of the goals in educating the township is to foster an “Open Space Attitude” as in Lower Salford that is passed down from generations of supervisors and EAC so that developers who want to build in Wallace will come to know the kinds of decisions they will be asked to make.

Following this discussion of EAC's, Ms Drewniany's provided a brief overview of the township's ordinances.

- A. The township's ordinances were the first in PA to adopt the NLT's "Growing Greener" prototype. As such, they adhere to a tiered zoning plan applicable to FRR districts; FRR1 (the township center) is excluded. For instance, Tier 2 permits complete lotting with no common space, no Homeowner's Assoc with a resulting loss of density; Tier 3 permits 2 acre density with 50% open space (density is determined net of greenways); and Tier 5 permits village hamlets of highest density.
- B. Subdivision ordinances: There is a 4-Step process in locating open spaces which include the following: conduct a site walk with a site analysis map, conduct a resource audit in accordance with the Natural Resources Protection Standards, update resource plans and maps.

Following Mr Drewniany's overview, Lou Schneider briefly described the township's participation in a regional planning endeavor called the Northern Federation of Townships that is evaluating various alternatives codified in Acts 67 and 68 including the notion of regional zoning plans.

To promote greater understanding of the township's ordinances, Mark Eschbacher invited Skip McGrew of the Planning Commission to attend the EAC's next meeting to discuss the strengths and limitations of various ordinances. Mr McGrew agreed.

Andrew Leitzinger suggested the establishment of an EAC resource library that could house the various resources recommended by Ms Drewniany as well as others. Members of the EAC supported this idea and members of the Board suggested the EAC submit a budget to them.

- V. Preparations for next EAC Meeting on May 24, 2005 at 7 PM:
 - A. Beth Carpenter will try to obtain copies of the Hankin Development's Application, Exhibits, and Conditional Use Agreement for EAC members to review.
 - B. Members of the EAC are encouraged to attend the Municipal Authority's workshop meetings with Hankin which are now in process. The next MA workshop will be May 10.
 - C. Members are to review the Board's changes to the EAC Ordinance and Mission Statement and be prepared to discuss.

- D. Members are asked to give some thought to the development of an EAC web-site which will be discussed at the next meeting.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Beth Carpenter