

APPROVED

**Minutes
Wallace Township Planning Commission
April 13, 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 Eschbach and Beth Carpenter representing the Environmental Advisory Council
Bitten Krentel representing the Wallace Trust

I. MINUTES

Mr. Moore suggested a date correction which was accepted. Mr. Nicely moved to approve the minutes of the March 9th meeting as corrected. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

None

III. SUBDIVISIONS IN PROGRESS

Girl Scout Camp Sketch Plan

Charlie Hackett, Bill Dalusio, and Vince Donohue, Esq. appeared to discuss this sketch plan. Mr. Hackett asked for comments regarding the access strip, indicating that further design work could not be completed until the access road was accepted. He was advised that there were potential issues regarding emergency access, tract setbacks and historical resource protection. Without further information, however, the Planning Commission was unable to determine the feasibility of the proposed access. It was suggested that the applicant agree to pay for the Township Engineer to review the sketch and comment on the access issues. The applicant was also advised to seek legal counsel on this matter.

Del Gatto Sketch Plan

Applicant Ken Del Gatto appeared with his engineer Dave Beideman to present a revised sketch plan. This 7.7 acre tract owned by John and Ester Kolb is at the edge of the Residential Zoning District on Fairview Road. Three new lots are proposed in this four lot subdivision.

When the Planning Commission walked this site, it was noted that the natural tract division lies closer to the Kolb residence. The sketch has been revised increasing the size of the new lots and reducing the Kolb's lot to just over one acre. Because it is a class 1 historic resource, additional screening will be installed. Some modifications have been made for the private lane and the Planning Commission believes that a 12' width with

pull-outs would be adequate. Home sites will be moved further from the tract perimeter due to the increased lot sizes.

Subdivision application is expected after soil testing is completed

Alice Park Land Development Plan

No one appeared representing this application. Mr. Kologie presented his review letter on the revised plan which indicates that all previous issues have been resolved. Mr. Moore noted that the Marshall Road entrance could be hazardous under certain conditions. If heavy traffic volume into the park causes vehicle backup on Marshall, northbound traffic, which is often speeding, may suddenly encounter stopped cars. Some combination of deceleration lanes and signage may be required.

Mr. Moore moved that the Planning Commission shall recommend approval of the Alice Park Land Development Plan on condition that a Sewage Facilities Planning Exemption and Stormwater Discharge Permit are issued by PA DEP, and a letter of adequacy for Erosion and Sedimentation is received from CCHD; and on condition that traffic patterns be monitored on Marshall Road to determine if hazard mitigation is needed. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

IV. OLD BUSINESS

Zoning Ordinance Changes

Regarding the proposed use of deed restrictions in lieu of easements for small subdivisions, the Wallace Trust is adopting a simplified easement option that should satisfy the Planning Commission's concerns.

Regarding the proposed clarification of the definition of class 1 historic resources, revised language has been forwarded to the Township Solicitor. His recommendations will be reviewed by the Planning Commission.

The Zoning Ordinance reprint remains under review by the Township Solicitor.

Devereux Draft Conditions

The Planning Commission reviewed the current draft of conditions being negotiated. Suggestions for improvement were offered. When the negotiators reach agreement on a draft, it will be presented to the Planning Commission for recommendation to the Board.

SALDO Rewrite

The Planning Commission agreed to hold a work session on April 20th to continue review and discussion of Article VI.

V. NEW BUSINESS

None

VI. UPCOMING MEETINGS

Supervisor's Meetings – 4/20/05 @ 8:00am and 5/4/05 @ 7:30pm
Planning Commission Worksessions – 4/20/05 and 4/27/05 @ 7:30pm
Planning Commission Meeting – 5/11/05 @ 7:30pm
All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 9:15 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission