

**Minutes  
Wallace Township Planning Commission  
May 11, 2005**

The meeting was called to order by Chairman Skip McGrew at 7:35 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  
Ann Hutchinson representing Natural Lands Trust  
John Spangler Solicitor for the Planning Commission  
Mike DiSantis representing the Municipal Authority  
Dorothy Kirk representing the Wallace Trails Association  
Mary Ann Zeiders, Greg Hufnagel, Jeff Colley, Andy Leitzinger, Anna Marie Gulieomo,  
Mark Eschbach and Beth Carpenter representing the Environmental Advisory Council  
Bitten Krentel representing the Wallace Trust  
Elaine McGrew and Roz Brewster representing the Historical Commission

**I. MINUTES**

Ms D'Angelo moved to approve the minutes of the April 13 meeting as presented. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Hankin Group Preliminary Plan**

Denise Yarnoff counsel for the applicant, Rick Guarini and Jim Fuller of the Hankin Group and Stephen Sauselein of Edward Walsh & Associates Engineering appeared representing the applicant.

By way of background, the Planning Commission outlined the four year process that resulted in a granting of conditional use for the Hankin Tract and the filing of this preliminary plan application.

Mr. Guarini explained that consultations with U.S. Fish and Wildlife, PA Fish and Boat Commission and DEP led to a number of changes from the Conditional Use plan. These involved well location, storm water management, and sewage management. Mr. Fuller reviewed the application design noting that 220 living units of the 260 permitted under the Conditional Use Order will be constructed in the central phase. Some of the multi-family units will include the smaller, "affordable" housing units. No commercial development is planned in this phase. A portion of the public trail system will be completed, and much of the wooded nature preserve will be available for dedication to the Township, but no public recreational lands will be included in this phase.

Regarding stormwater management, a larger number of smaller retention areas are planned to maximize recharge consistent with best management practices. Regarding water, two production wells are planned; one each in the western and eastern phases. These will provide potable water for the ultimate development as well as fire protection. A water storage tank 60' in diameter and 15' high will be provided in the central phase. Regarding sewage treatment, a community system is planned with the treatment facility located near the lowest point in the central phase. The units in this phase will convey by gravity feed to the treatment plant after which a drip system will accommodate dispersal of very high quality output. Emergency discharge only would be planned for stream release.

For the Municipal Authority, Mr. DiSantis explained that over the last two years a number of regular and special work session meetings have been conducted to assure that the water and sewage systems are properly designed.

For the Historical Commission, Ms. McGrew asked for information on the descriptions of historical resources sent to the state.

For the Trails Association, Ms. Kirk asked to review the changes in the trail routing to assure interconnection with the Wallace trail network.

Mr. Bock pointed out that copies of the plans, the Conditional Use Order and the applicant's exhibits are available for review at the Township Building.

For the Environmental Advisory Council, Mr. Hufnagel asked for additional details on the stormwater management design, endangered species protection, stream discharge plans, and the impact of utilities routing on stream corridors. Mr. Leitzinger questioned the impact of wastewater discharge on overall tract water balance.

For the Wallace Trust, Ms. Krentel asked if conservation easements would be used to protect open space. Mr. Guarini acknowledged that easements would be granted and asked for examples of easements acceptable to the Wallace Trust.

Questions from the general audience identified the following issues: identification of public trail access points, timing of trail development, utility stream crossing, possibility of 100' stream buffers, acreage requirements for sewage disposal, location and design of Creek Road and Little Conestoga entrance roads, development signage, and the size and location of estate lots.

The West Nantmeal Township Engineer asked if an application would be filed in that Township. Mr. Guarini stated that with no development planned in West Nantmeal, an application would not be filed. The Planning Commission invited the engineer to participate in any or all of its meetings to assure coordination between townships.

The next Planning Commission meeting to discuss this application is scheduled for June 15<sup>th</sup> at 7:30pm. A walk of the central phase portion of the Hankin tract is scheduled for May 13<sup>th</sup> at 9:00am.

### **Gaydos Sketch Plan**

Jim Haigney of Commonwealth Engineering appeared representing the applicant. He presented a sketch plan for eight lots on the 16 acre Bryan property at 151 Indian Run Road. This is a flag lot with the 40' wide access strip located on a sharp 'S' curve on Indian Run. Mr. Haigney asked if the Planning Commission would recommend a waiver to the 50' road width requirement. The Planning Commission pointed out that major site

distance problems and tract setback issues were evident. Also, the Tier III greenway layout, as presented, was inadequate. A tentative property walk was scheduled for June 4<sup>th</sup> at 9:00am.

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

Neighbor Hall asked what progress has been made on the road width issue raised by the applicant. He was advised that applicant's surveyor Beideman believes that an 18<sup>th</sup> century petition to open the road set the width at 40 feet. Recognizing that all subsequent documentation establishes the width at 33 feet, the Planning Commission expressed considerable doubt for the Beideman claim. Solicitor Spangler was asked to investigate the applicant's claim and advise the Planning Commission on its validity.

#### **IV. OLD BUSINESS**

None

#### **V. NEW BUSINESS**

Township Solicitor Rau asked the Planning Commission to review proposed changes to the Subdivision and Land Development Ordinance Sections 201 and 902 regarding payments to township consultants employed during the review of applications. There being no objection to the proposal as stated, Mr. Nicely moved to recommend approval of these changes. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

#### **VI. UPCOMING MEETINGS**

Supervisor's Meetings – 5/18/05 @ 8:00am and 6/1/05 @ 7:30pm  
 Planning Commission Work sessions – 5/18/05 and 5/25/05 @ 7:30pm  
 Planning Commission Meeting – 6/8/05 @ 7:30pm  
 All at the Township Building

#### **VII. ADJOURNMENT**

The meeting was adjourned at 10:00 pm.

Submitted,

Kim A. Milane-Sauro  
 Secretary

Approved,

Murray G. McGrew, Chairman  
 Wallace Township Planning Commission