

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
June 8, 2005**

The meeting was called to order by Chairman Skip McGrew at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo	Ken Nicely
Steve Green	Skip McGrew
Janet Grashof	Bill Moore

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
John Spangler Solicitor for the Planning Commission  
Mark Eschbach and Beth Carpenter representing the Environmental Advisory Council

**I. MINUTES**

Ms Grashof moved to approve the minutes of the May 11 meeting as presented. Mr. Nicely seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Downingtown Area School District Conditional Use**

As requested by the Township Solicitor acting for the Board of Supervisors, the Planning Commission invited DASD to present their application once again and answer questions from the Commission and from the public.

Gil Lappano, and Mack Waters from DASD, Jay Clough, architect, Greg Newell, engineer and Guy Donatelli appeared representing the applicant. Mr. Lappano reviewed material presented at the May 3<sup>rd</sup> hearing demonstrating the need for a new elementary school in the area. Mr. Clough summarized the plan also as presented at the hearing. He noted that a traffic study was being prepared and that the traffic counts were completed before the end of the school year. The traffic engineer will present testimony at the June 13<sup>th</sup> hearing. Numerous questions regarding access to the site, sight distance, warning signals, and turn lane construction were deferred to the traffic engineer.

In response to questions on environmentally sensitive design, Mr. Clough stated that a "green roof" would not be practical in this application, but that many energy efficient design aspects were included, e.g., air conditioning, natural lighting, and high efficiency insulation.

Regarding stormwater management, Messrs. Cough and Newell agreed that retention and infiltration near the building was preferred and will evaluate infiltration pits under paved areas. Curbless parking lot dividers will also be used if acceptable to the Township.

Concerns about tract perimeter fencing were raised, but there was general agreement that a vegetative buffer possibly combined with fencing could be used to protect adjacent property swimming pools and live stock.

In response to questions about building security, Mr. Lappano outlined a plan for cameras, internally monitored door locks, and exterior lightings as recommended by Township consultant Stan Stubbe.

The use of turf pavers for an emergency access road from Indiantown will be evaluated by the Fire Company. Access controls and snow removal for the emergency access will also be determined. At this time easements for the secondary access and for connection to the Municipal Authority are being negotiated.

Mr. Lappano agreed to post a copy of their sketch plan on the DASD web site.

Interested residents, including those who wish to express support for this project, were invited to attend the next hearing on Monday, June 13<sup>th</sup>.

#### **Brandywine Hill Final Plan**

Theresa Lemley appeared representing the applicant. She indicated that minor changes were being made to the plan in response to the Township Engineer's review letter. She also agreed to extend the date for Board action until the August meeting. The Planning Commission expects to act on this application at the July 13<sup>th</sup> meeting.

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

No one appeared for the applicant, but a revised plan and a 90 day extension has been submitted. The applicant's cover letter indicates they will claim a 40' right of way to achieve the necessary sight distance across the Hall property. The Planning Commission will refer this claim to its solicitor, John Spangler.

#### **Gaydos Sketch Plan**

The Planning Commission will walk this site on Saturday, June 11<sup>th</sup> at 9:00am. Authorization to do so has been received from the property owner.

### **IV. OLD BUSINESS**

#### **Subdivision Ordinance Revisions**

It was agreed that the new stormwater ordinance from the county would be evaluated as a stand-alone ordinance rather than as part of SALDO.

#### **Zoning Ordinance Revisions**

The Board of Supervisors has voted to advertise the ordinance reprint as well as changes to the definition of class I historic resources.

### **V. NEW BUSINESS**

None

**VI. VI. UPCOMING MEETINGS**

Supervisor's Meetings – 6/15/05 @ 8:00am and 7/6//05 @ 7:30pm  
Planning Commission Special Meeting on the Hankin application 6/15/05 @ 7:30pm  
Planning Commission Meeting – 7/13/05 @ 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