

APPROVED

**Minutes
Wallace Township Planning Commission
July 13, 2005**

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

Planning Commission Members present:

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

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer
Elaine McGrew, liaison with the Historical Commission
Mark Eschbach representing the Environmental Advisory Council
Dorothy Kirk representing the Wallace Trails Association

I. MINUTES

Ms Grashof moved to approve the minutes of the June 8th meeting as presented. Ms. D'Angelo 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 Central Phase Preliminary Plan

This application will be discussed at a special meeting of the Planning Commission on Wednesday, July 20th at 7:30 pm.

Brandywine Hill Final Plan

No one appeared representing this applicant, however a 30-day extension to August 9th has been granted. Correspondence from the Municipal Authority suggests that some further modifications to the plan are required.

Louderback Preliminary/Final Plan

No one appeared representing this applicant, however a 90-day extension to November 11th has been granted.

Seibert Preliminary Discussion

Mr. Haigney of Commonwealth Engineering presented a preliminary sketch for a tract located on Indian Run Road at the western end near the intersection with Rt. 82. The owner is considering a Tier II subdivision of eight lots generally exceeding five acres each. Because the owner wants to create small horse farms, the Planning Commission suggested that a Tier I subdivision may be more appropriate. A site walk has been scheduled for Saturday, July 16 at 9:00am pending written approval from the owner.

Del Gatto (Kolb) Sketch Plan

Mr. Beideman presented a revised sketch plan based on site distance review and soil testing as well as comments from the Planning Commission during the site walk. The three new lots have been resized and now range from one to two acres. The Kolb house, a class I historic resource, will remain on 1.8 acres and will be screened from the three new units. These units on a private road have been repositioned to eliminate the linear arrangement. The applicant expects to make application in August.

Harlan Preliminary/Final Plan

Mr. Beideman responded to the Township Engineers review letter stating that all of the items listed would be corrected in a revised plan. He also granted a 90-day extension of the review process.

Dellaporta (Watkins) Sketch Plan

Mr. Dellaporta proposed to purchase and develop the Watkins tract on Chalfant Road. This 30 acre tract contains a cluster of class I historic resources as well as some steep slope and wetlands. Having completed site testing, he proposes a tier III development with nine new lots and the existing building complex on the tenth. Much of the required open space would owned by the tenth lot. The remaining open space owned by the new homeowners would contain public access trails through the site. The Planning Commission will walk this site in August.

Old Orchard Preliminary Plan

Richard Orlow for Genterra and Dave Beideman appeared representing the applicant. Mr. Beideman outlined the applicant's case for a 40' PennDOT right of way along Little Conestoga from Marshall Road to Styers Road. The claim is based on 18th century documents which contradict the neighbors' deeds and PennDOT records. The Planning Commission position is that the existing deeds should prevail, but has forwarded the matter to solicitor John Spangler for an opinion.

In the meantime, the applicant intends to file for a variance because the access road penetrates the minimum 50-foot tract perimeter setback. The Planning Commission pointed out that a hardship could not be established until the possibility of moving the access road further west had been dismissed. It was also noted that the conflict could be resolved by building fewer units on the site.

Mr. Orlow reviewed the plan for a trail easement along the northern boundary of the tract. The easement would include permission to connect with a trail route through the Harlan tract to reach Seminary Road. He was also asked to consider a connection of the easement with the access road to provide a public trail connection between Seminary and Little Conestoga Roads.

IV. OLD BUSINESS**Subdivision Ordinance Revisions**

It was agreed that this matter would be tabled until August due to vacation schedules.

Zoning Ordinance Revisions

The Board of Supervisors has approved the Zoning Ordinance reprint and copies will be distributed to PC members in the near future.

V. NEW BUSINESS

None

VI. UPCOMING MEETINGS

Supervisor's Meetings – 7/20/05 @ 8:00am and 8/3/05 @ 7:30pm

Planning Commission Worksession – 7/20/05 @ 7:30pm

Planning Commission Meeting – 8/10/05 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 9:30 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission