

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
August 10, 2005**

The meeting was called to order by Chairman Skip McGrew at 7:40 PM

Planning Commission Members present:

Bill Moore  
Ken Nicely  
Skip McGrew

Others Present:

Craig Kologie and Ted Koven representing Castle Valley Consultants as the Township Engineers  
Elaine McGrew, liaison with the Historical Commission  
Mark Eschbacher representing the Environmental Advisory Council  
Dorothy Kirk representing the Wallace Trails Association  
Bitten Krentel representing the Wallace Trust

**I. MINUTES**

Review of minutes from the previous regular meeting was postponed pending a quorum.

**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, August 17<sup>th</sup> at 7:30 pm.

**Brandywine Hill Final Plan**

Mike Murray of Riley Riper and Nina Cidel of Heritage appeared representing the applicant. Mr. Kologie's letter of August 10<sup>th</sup> noted that all of the technical issues in this application have been resolved.

It was also noted that the Municipal Authority has voted to approve the application, resolving issues with the design of the sewer system.

Documents such as the Home Owners Agreement, Deeds of Dedication, Escrow Agreement, Conservation Easement and Subdivision and Land Development Agreement were reviewed and comments from John Good, acting Township Solicitor, were reviewed along with those of the Planning Commission, Trails Association and the Wallace Trust were provided to the applicant. Revised documents are expected to address the following issues:

- An updated Greenway Management Plan must be provided and attached to the Conservation easement.
- A maintenance checklist and budget must be attached to the HOA documents.
- A maintenance protocol for the historic springhouse must be included in the HOA documents.

- The ownership reversion clauses must be removed from the deeds of dedication. Other changes will be made pending further consideration by the applicant.

In view of the amount of work remaining to revise these documents, an extension was requested. In the absence of an extension, the Planning Commission will act on this application at its August 17<sup>th</sup> meeting.

#### **Louderback Preliminary/Final Plan**

Jim Baker and Lisa D'Andrea appeared representing the applicant. They presented a revised plan in response to Mr. Kologie's letter of August 3<sup>rd</sup>. Further engineering review of the plan will be required to confirm compliance with the ordinances.

Requested waivers include reducing the tract perimeter setback from 100' to 50'. The Board may grant this waiver upon a showing that adequate buffering will be provided. It was noted that all of the screening materials planned are deciduous. The applicant agreed to modify the planting list to provide some evergreen materials.

The common driveway maintenance agreement is documented on the plan and the language will also be attached to the owners' deeds. A copy of this language will be provided for review by the Township Solicitor.

A conservation easement is being prepared with assistance from the Wallace Trust.

#### **Gaydos / Girl Scout Camp Sketch Plans**

A group of residents from Indian Run Road asked about status of these projects. The sketch plans previously reviewed by the Planning Commission were described, but it was noted that no applications have been submitted for either tract.

#### **Watkins Cornerstone Sketch Plan**

No one appeared representing the applicant, however a site walk has been scheduled for August 27<sup>th</sup> at 9:00am.

### **IV. OLD BUSINESS**

#### **Subdivision Ordinance Revisions**

It was agreed that Mr. Kologie would prepare a revised draft of the complete SALDO ordinance along with a separate Stormwater Ordinance. These drafts will be reviewed at the August 24<sup>th</sup> work session.

#### **Zoning Ordinance Revisions**

The Board of Supervisors is expected to act on the proposed changes to Article X of the zoning ordinance at its August 17<sup>th</sup> meeting.

### **V. NEW BUSINESS**

An application for the Popjoy tract has been submitted with a request to defer review pending expected revisions to the plan. It has been forwarded to the Township Engineer to determine if it is complete and the applicant has been asked to extend the review period for 90 days.

**VI. UPCOMING MEETINGS**

Supervisor's Meetings – 8/17/05 @ 8:00am and 9/7/05 @ 7:30pm  
Planning Commission Special Meeting –8/17/05 @ 7:30pm  
Planning Commission Work Session – 8?24/05 @ 7:30pm  
Planning Commission Meeting – 9/14/05 @ 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