

Wallace Township Environmental Advisory Council  
Minutes of Tuesday, August 16, 2005 Meeting  
7:00 PM to 9:00 PM

In Attendance: Charter Members-Mary Ann Zeiders, Anna Marie Guglielmo, Greg Hufnagel, Andrew Leitzinger, Mark Eschbacher, Tish Molloy.

Wallace Twp. Residents-Joan Tlush, Cathy Poole  
Skip McGrew (Planning Commission Chairman)

Absent: Charter Members-Beth Carpenter.

Associate Members-Jeff Colley, Laurie Leitzinger, Heather Hufnagel

- I. Call to Order: Mark Eschbacher called the meeting to order at 7:10 pm.
- II. Approval of Minutes: We didn't approve the minutes of July meeting because we forgot to bring a copy! At the Sept. meeting we'll approve July and August minutes.
- III. Old Business:
  - A. Review of Municipal Authority (MA) meeting with Mike DeSantis. Andy and Mark attended this meeting. The MA has been working directly with Hankin to develop the waste water treatment and water supply systems for the Hankin development. Mike reviewed the status of the waste water treatment and water supply systems plans to date. It was suggested that the EAC and the MA coordinate their questions prior to presenting them to Hankin and invited the EAC to attend the working sessions of the MA.
  - B. Status of documents requested from Hankin by the EAC in the Initial Review of Hamilton Subdivision Preliminary Plan report to the Planning Commission. Skip stated that Hankin's response dated June 28, 2005 referring the EAC to the municipal authority for the documents was unsatisfactory. Hankin is required by the conditional use agreement to submit these documents to the Planning Commission and they have as yet to fully comply. Skip will remind them of this requirement at the next Planning Commission meeting, Wednesday's, Aug. 17<sup>th</sup>.
  - C. Andy Leitzinger commented on his and Laurie's review of the Detailed Hydrogeologic Report prepared by Deval consultants. This was one of the principal "missing documents" that was recently discovered to be a part of the Planning Module previously submitted to the township. Andy presented the EAC with a written set of comments to the report. However, he stated that the review was incomplete due to a key figure, the site plan, missing from the copy supplied by the township. Mark Eschbacher was provided the report with Andy and Laurie's

comments so that he may review them along with a copy of the missing figure that will be obtained at a future date.

IV. New Business:

- A. Guest Speaker. Anna Maria introduced Mr. John Gaadt, AICP. Mr. Gaadt is a Principal in gaadt perspectives, LLC, an environmental planning and consulting company. Mr. Gaadt discussed writing ordinances in compliance with Article VI of the PA State Zoning Regulations and handed out copies of Article VI. He also discussed his experience writing woodland ordinances for townships in Chester County, specifically citing the Willistown Twp. Woodlands Ordinance. Since the definition of woodlands is variable among townships, Mr. Gaadt advised the EAC to develop a definition of woodlands specific to Wallace Twp. He suggested that the EAC develop objectives and priorities for the Wallace Twp. ordinance and members agreed that the focus of the ordinance should include preservation of riparian buffers, heritage trees and greenways corridors. Mr. Gaadt will prepare a proposal for writing a woodlands ordinance for Wallace Twp. and will deliver this to Anna Maria. He expects to have it available within a few weeks.

Mr. Gaadt mentioned that perhaps 75% of the cost for writing this proposal might be covered through grant money available through the Vision Partnership program with Chester County. He advised that the grant money must be secured before the contract is signed.

Members discussed the procedures for presenting Mr. Gaadt's proposal to the Board of Supervisors and Skip iterated these steps but I can't quite read my notes...so sorry...I'll check with Skip...

- B. Woodlands Ordinance. After Mr. Gaadt's departure, members discussed the relevance and importance of a woodland ordinance. Skip reminded the members that some of the suggestions for the woodlands ordinance were already included in the zoning ordinance but also stated that they were difficult to reference given the current state of the zoning ordinance. He mentioned that the zoning ordinance would soon be revised to incorporate all the amendments into the body of the ordinance which will make it easier to read and interpret. Members felt that a separate woodlands ordinance was still desirable because it would strengthen and reinforce the zoning ordinance. A formal woodlands ordinance serves as a reminder to outside interests that this is a serious concern within the township. It was suggested that the woodland ordinance will become more enforceable if it is adopted by the zoning ordinance.

- V. Special meeting is scheduled for Tuesday, Sept 13. during which Mr. Robert Lonsdorf of the Brandywine Conservancy will present his ideas on woodlands ordinances.

It was suggested that this meeting replace the regular meeting scheduled for Sept. 20 but this remains undecided.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,  
Tish Molloy