

**Minutes
Wallace Township Planning Commission
October 12, 2005**

The meeting was called to order by Chairman Skip McGrew at 7:35 PM

Planning Commission Members present:

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

Others Present:

Craig Kologie and Ted Koven representing Castle Valley as the Township Engineer
Ann Hutchinson representing Natural Lands Trust
Elaine McGrew, liaison with the Historical Commission
Dorothy Kirk representing the Wallace Trails Association
Bitten Krentel representing the Wallace Trust

I. MINUTES

Ms. D'Angelo moved to approve the minutes of the September 14th 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 Central Phase Preliminary Plan

No further discussion of this application is expected until a complete revised plan is received from the applicant.

Cornerstone (aka Watkins) Sketch Plan

Mr. Dave Delaporta appeared representing the developer. He presented a revised sketch reflecting comments received from the Planning Commission and Natural Lands Trust. Changes included redesign of the greenway to eliminate the greenway strip on the northern edge and to designate a portion containing stormwater management facilities for ownership by the homeowners association. The cul-de-sac has been moved further from the historic house to allow for additional buffering. Trails are no longer planned for the tract, but the developer is considering a contribution to the Trails Association in addition to a fee in lieu of public land dedication.

Furlong Sketch Plan

Mr. John Diament appeared to present a sketch for subdivision of this 4.1 acre lot on Indiantown Road across from the Municipal Authority spray fields. He proposes a Tier IV, three lot subdivision. He was advised that Tier IV requires connection with the municipal sewer system, and that he does not have sufficient property to create three lots.

He indicated that his plan is designed to extend the village look and to maintain the rhythm of the home spacing in this area. The Planning Commission agreed to provide more input after further consideration of the plan.

Downingtown Area School District Land Development Plan

Greg Newell of Nave Newell Engineering, Gil Lappano of DASD, and Doug Olsen, Architect appeared representing the applicant. Mr. Newell reviewed their conversations with PennDOT noting that the proposed site entrance has been moved west closer to the tract boundary. As a result, the vertical curve on Fairview will need only minimum reduction. Additional right-of-way must be acquired to create the turning lane and access road.

A gravity feed system is planned for the connection with the WTMA simplifying the DEP approval process.

The Township Engineer's letter was reviewed and Mr. Newell indicated that most of the items will be corrected in a revised plan. However, the presence of several class 1 historic resources within 500 feet of the tract was not previously noted. The applicant was advised that landscaping plans and the potential need for a historic impact study should be reviewed with the WTHC.

Brandywine Hill Final Plan

Theresa Lemley of Riley Riper, Jim Haigney of Commonwealth Engineering and Nina Cidel of Heritage appeared representing the applicant. Mr. Kologie's letter of August 12th noted that all of the technical issues in this application have been resolved.

Revised documents such as the Home Owners Agreement, Deeds of Dedication, Escrow Agreement, Conservation Easement and Subdivision and Land Development Agreement were reviewed and approved by John Good, acting Township Solicitor. Also, corrections to the Greenway Management Plan have been made as recommended by NLT, and the trail notes have been revised as recommended by Trails Association.

Accordingly, Ms D'Angelo moved to recommend that the Board of Supervisors approve this application conditioned on the following:

- Sewage facilities design approved by the WTMA.
- Development and escrow agreements approved by the Township and WTMA.
- Stormwater Discharge Permit approved by DEP.
- Highway Occupancy Permit approved by PennDOT.
- Part II permit for the pump station approved by DEP.

Ms Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Coltsfoot (aka Kolb, aka DelGatto) Preliminary Plan Application

Dave Beideman appeared representing the applicant. He discussed the Township Engineer's review letter dated October 4, 2005. Most of the issues will be corrected in a revised plan, however the following were discussed further:

- Ms. McGrew agreed that the WTHC would probably recommend the Board waive a historic impact study for this site, but asked that a landscape plan be provided. Mr. Beideman will meet with the WTHC to discuss.

- Mr. Koven noted that the existing drain pipe under Fairview Road is silted-in and should be replaced with a larger diameter. Mr. Beideman will discuss this with PennDOT.
- Ms. Kirk agreed that no trails need be provided on this tract. The adjacent power line easement provides an existing trail route.
- It was agreed that the shared driveway width could be reduced to 12' after the first unit is passed as long as the shoulder is reinforced.
- The requirement for a 50-foot tract buffer area was considered. The Planning Commission agreed to reexamine the site to determine if supplemental plantings are needed along the eastern boundary.

Louderback Preliminary/Final Plan

Lisa D'Andrea appeared representing the applicant. All of the issues in the Township Engineer's letter of October 12, 2005 have been addressed. However, the Township Solicitor had extensive comments on the draft conservation easement and shared driveway maintenance agreement. Because the greenway will be divided among three owners, he recommends three separate conservation easements each with a prohibition on further subdivision. The Planning Commission agreed to seek additional legal advice on this issue. Noting that resolution of this issue could change the plan, the Planning Commission requested an extension of the review period.

IV. OLD BUSINESS

Subdivision Ordinance Revisions

Mr. Kologie's revised draft of the complete SALDO ordinance along with a separate Stormwater Ordinance will be reviewed at the October 26th work session.

Zoning Ordinance Revisions

The Board of Supervisors has adopted the proposed changes to Article X of the zoning ordinance.

V. NEW BUSINESS

None.

VI. UPCOMING MEETINGS

Supervisor's Meetings – 10/19/05 @ 8:00am and 11/2/05 @ 7:30pm

Planning Commission Meeting – 11/9/05 @ 7:30pm

Planning Commission Work Session – 10/26/05 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 10:30 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission