

**Minutes
Wallace Township Planning Commission
December 14, 2005**

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

Planning Commission Members present:

Barbara D'Angelo
Janet Grashof
Bill Moore
Skip McGrew

Others Present:

Craig Kologie and Ted Koven representing Castle Valley as the Township Engineers
Elaine McGrew, liaison with the Historical Commission
Dorothy Kirk representing the Wallace Trails Association
Mary Ann Zeiders and Mark Eshbacher representing the Environmental Advisory
Committee
Bitten Krentel representing the Wallace Trust

I. MINUTES

Ms Grashof moved to approve the minutes of the November 16 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

Downingtown Area School District Land Development Final Plan

Greg Newell of Nave Newell Engineering and Guy Donatelli, Gil Lappano, and Doug Olson for the DASD appeared representing the applicant. Mr. Newell indicated that a revised plan has been submitted to resolve the issues listed in the Township Engineer's 11/16 letter. In response, the Township Engineer has issued another review letter dated 12/13 which recommends approval of the plan conditioned on the following:

- Historical Commission approval of a landscape plan to mitigate the project's impact on nearby Class I historic resources. (Zoning 1007)
- Completion of a Historic Impact Study or a recommendation from the Historical Commission to waive this requirement. (Zoning 1009.A)
- Receipt of a Highway Occupancy Permit from PennDOT. (Zoning 1206.F)
- Final approval from consultant Stan Stubbe for the lighting plan. (Zoning 1209.B.3 and Conditional Use requirement 10)
- Board of Supervisors approval of the design of the fence along the tract perimeter. (Zoning 1210 and Conditional Use requirement 8)
- Modification of the plan to reflect relocation and signage for the trail route negotiated by the Trails Association. (SALDO 401.J)
- Submission of a title report. (SALDO 502.K)
- Approval of the Municipal Authority for sewage conveyance plans. (SALDO 502.N and Conditional Use requirement 15)

- Approval of the Glenmoore Fire Company and the Fire Marshall for the design of the emergency access, “Knox box”, and fire control systems. (SALDO 503.E and Conditional Use requirements 4, 5, and 6)
- Provision of documentation for easements or property acquisition to provide for emergency access and utility conveyance from Indiantown Road, and to permit road widening and turn lanes on Fairview Road. (SALDO 503.I.3 and Conditional Use requirements 3,4 and 15)
- Receipt of a Well Permit from the County Health Department. (SALDO 618 and Conditional Use requirement 14)
- Receipt of a NPDES permit and approval of the Erosion and Sedimentation Plan by the County Conservation District. (SALDO 620.C)
- Modification of the plan to indicate that silt fencing, roadway reinforcement and wash stations will be provided as a condition of granting the waiver of SALDO 620.C.9.
- Modification of the plan to provide additional water quality inlet detail as required by the Chester County model stormwater ordinance. (Conditional Use requirement 9)

Discussion of each of these items followed. Regarding the easements required, Mr. Donatelli indicated that condemnation proceeds had been or soon will be initiated for each of the required “takings.” He expressed some hope that settlements could be reached with each owner, but believes that the condemnations will otherwise be successful. The Planning Commission urged the applicant to make every effort to reach an amicable settlement with the owners before proceeding with condemnation.

The Historical Commission believes that the proximity of the site to the Indian burial ground means that an archeological assessment must be conducted as a part of a historic impact study. The applicant, however, has produced a clearance letter from the Museum Commission.

Conditional Use requirement 2 calls for flashing warning lights on Fairview and Indiantown Roads. The applicant believes that PennDOT will not approve the Indiantown Road installation. Mr. Kologie was asked to assure PennDOT is aware of the Township’s concern that hazardous conditions will exist on Indiantown absent the warning lights.

The Planning Commission discussed the merits of the applicant’s request for immediate action on their plan. Ms. D’Angelo then moved to recommend approval of the plan with the conditions listed above. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was carried by a three to one vote, Mr. McGrew voting “no”.

Harlan Preliminary/Final Plan

Mr. Beideman appeared representing the applicant. He stated that revised plans have been submitted for review. He also indicated that the owners are concerned about the conservation easement requirement. Ms. Krentel agreed to contact the Harlans to explain how the easement would be managed.

Coltsfoot (aka Kolb, aka DelGatto) Preliminary Plan Application

Dave Beideman also represented this applicant. Again he stated that revised plans have been submitted. He also reported that the owners' discussions with PennDOT resulted in an agreement to replace the storm drain across Fairview Road. The Planning Commission requested written verification of PennDOT's intent.

Hamilton (aka Hankin) Central Phase Preliminary Plan

It was agreed with the applicant that one or more consultants' meetings would be required to resolve some of the large number of issues raised on the revised plans. Regarding the applicant's request to forward Planning Module sections, the Planning Commission recommends that, if the Board agrees to do so, the cover letter to DEP should acknowledge the deficiencies in the Bog Turtle Management Plan and request the Department's guidance.

Old Orchard Preliminary Plan

The Planning Commission discussed whether to recommend that the Board refuse to accept the most recent extension and deny the application. There was no agreement on this matter.

Furlong Sketch Plan

The merits of the applicant's request for a zoning change were discussed. It was agreed that changing the boundary to meet the needs of one applicant cannot be recommended.

Popjoy Preliminary Plan

The status of this application was discussed. It was agreed that the applicant should be contacted to determine if they wish to have a review initiated and to request and extension.

IV. OLD BUSINESS**Subdivision Ordinance Revisions**

One final discussion of the stormwater ordinance draft will occur at the next work session scheduled for 1/25/06. After this review, Mr. Kologie will prepare a discussion draft of the subdivision and stormwater ordinances for presentation to the Board of Supervisors.

Zoning Ordinance Revisions

The revision to Article X regarding historic districts was presented to the Board. They have tabled the proposal pending further consideration.

V. NEW BUSINESS

None

VI. UPCOMING MEETINGS

Supervisor's Meetings – 12/21/05 @ 8:00am and 1/3/06 @ 7:30pm

Planning Commission Meeting – 1/11/05 @ 7:30pm

Planning Commission Work Session – 1/25/06 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 10:15 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission