

APPROVED

**Minutes
Wallace Township Planning Commission
February 8, 2006**

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

Planning Commission Members present:

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

Others Present:

Brian McDonough Supervisor
Craig Kologie and Ted Koven of Castle Valley as the Township Engineer
Ann Hutchinson of Natural Land Trust
Mary Ann Zeiders and Mark Eschbacher representing the Environmental Advisory Committee
Bitten Krentel representing the Wallace Trust
Dorothy Kirk representing the Wallace Trail Committee
Scott Welker representing the Glen Moore Fire Company

I. MINUTES

Mr. Nicely moved to approve the minutes of the January 11 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

Devereux Land Development Plan

Debbie Schultski, Dave Becker and Greg Newell appeared representing the applicant. Ms. Schultski stated that a revised conditional use plan has been submitted showing that only one additional dormitory is proposed provided 24 new beds. The rest of the plan remains similar to that which was presented at the conditional use hearings.

The Planning Commission raised several question as follows:

- Why is the new dorm separated from the rest of the buildings if the intent is to consolidate? What type of student will it accommodate?
- Can the new leg of the proposed loop road be moved further from the tract boundary to improve site distance and reduce the impact on neighboring property?
- What are the plans for maintenance and protection of the historic resources known as lower cottage and the mill?

The applicant's representatives indicated that they could not answer these questions due to the absence of the appropriate individual.

Mr. Welker asked if the buildings would be equipped with sprinklers. Mr. Newell replied that he believed the new dorm would be equipped, and Mr. Becker stated that retrofitting the existing buildings was being evaluated.

Ms. Kirk asked if some provision for trails on the site could be considered. Mr. Newell indicated that while his client does not generally welcome uncontrolled visitation, he would discuss the matter with his client.

Bill Radford asked how students were selected for assignment and whether somewhere assigned by the court as an alternative to incarceration. He also wondered how additional security would be handled. Ms. Schultzki stated that she did not believe court adjudicated students are assigned to the campus and that discussions with the police department have produced agreements on security arrangements. Mr. Becker added that some of these improvements were being implemented now.

Mr. Radford and Mr. John Luccia asked how the Township would be compensated for the exceptionally high degree of police involvement in campus security. It was noted that no agreement with the police has been reached on this point.

Mr. Eschbacher asked how wastewater would be handled. Mr. Newell stated that capacity had been reserved in the Municipal Authority system. He was advised that there was some question about this, and that his client should consult the Municipal Authority.

Because it was unclear if the public would be permitted to ask questions at the next conditional use hearing, the Planning Commission agreed to take questions and, as a party to the proceeding, ask them of the applicant's witnesses.

Harlan Minor Subdivision Plan

Mr. Beideman appeared representing the applicant. He noted that a revised plan making minor corrections in the stormwater management system has been submitted along with a draft of a conservation easement. Noting that this may satisfy the concerns raised by the Township Engineer, Mr. Green moved to recommend that the Board approved the subdivision plan with the following conditions: that the Township Engineer approved the plan modifications, that the Township and the Wallace Trust approve the conservation easement, and that the Chester County Health Department approve the primary and secondary sewage disposal sites. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Old Orchard Subdivision Plan

No one appeared representing the applicant, however a partial plan revision has been submitted along with an extension of the review period. In view of this activity, Ms. D'Angelo moved to recommend that the Board of Supervisors accept the extension and that review of the revised plan commence. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

It was also noted that the revised plan indicates that the access road has been moved to create a 50' setback from the track perimeter. While this location requires a waiver from the Board, it obviates the variance previously proposed.

Cornerstone Subdivision Plan

No one appeared representing the applicant. In view of the expiration of the review period on 3/14/06 there is no further opportunity for a recommendation to the Board after the next Planning Commission meeting. Accordingly, Mr. McGrew moved to recommend the Board deny the application noting the numerous deficiencies listed in the Township Engineer's review letter dated 1/5/06. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Diament (aka Furlong) Sketch Plan

John Diament appeared to discuss his plan. He indicated that he has contacted ten additional neighbors who may be impacted by his proposed change to the "R" district boundary. Of these, five responded that they have no objection. He repeated his intent to build three smaller (3800 square feet) if he can obtain the boundary revision. His alternative is to seek a variance to build two 8000 square foot units. The Planning Commission noted that any change to the district boundary would require an overall review of the entire district to determine all the changes that should be made. This would be an extensive and costly project for the Township. The consensus of the Planning Commission was that such a project could not be recommended at this time.

Hamilton (aka Hankin) Central Phase Subdivision Plan

A revised plan is expected in the near future.

Popjoy Subdivision Plan

The Planning commission has been advised that Upper Uwchlan is reconsidering an alternative cluster plan that would keep the Wallace lot as open space. A revised plan has been submitted.

Omnipoint Land Development Plan

This plan is under review and the Planning Commission awaits an appearance by the applicant to discuss it.

IV. OLD BUSINESS**Subdivision Ordinance Revisions**

One final discussion of the stormwater ordinance draft will occur at the next work session scheduled for 2/22/06. After this review, Mr. Kologie will prepare a discussion draft of the subdivision and stormwater ordinances for presentation to the Board of Supervisors.

Planning Commission Membership

One vacancy still exists, and another is expected soon. Members are asked to encourage potential candidates to attend meetings.

V. NEW BUSINESS**Planning Commission Budget**

Mr. McDonough asked the Planning Commission to track its expenses so that a budget could be prepared. He was advised that this could be done if an opportunity to review the appropriate invoices is provided.

VI. UPCOMING MEETINGS

Supervisor's Meetings – 2/15/06 @ 8:00am and 3/1/06 @ 7:30pm

Planning Commission Meeting – 3/8/06 @ 7:30pm

Planning Commission Work Session – 2/22/06 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 9:40 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission