

**Minutes
Wallace Township Planning Commission
March 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
Ted Koven of Castle Valley as the Township Engineer
Ann Hutchinson of Natural Land Trust
Elaine McGrew as Historical Commission liaison
Dorothy Kirk representing the Wallace Trail Committee

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

Cornerstone Subdivision Plan

David Della Porta appeared representing the applicant. Mr. Koven's review letter dated March 3rd was discussed as follows:

- Regarding the impact of the project on the historic resource, the Planning Commission defers to the Historical Commission for an opinion on the landscaping plan and the need for a historic impact study.
- Open space use remains an issue because only 20% of the open space will be owned by the homeowners association while the zoning ordinance specifies that 30% must be available for use by all residents. This matter has been referred to the Township Engineer for further evaluation.
- The applicant has agreed to fence the drip line of a significant Sycamore tree located near the access road.
- A small sliver of land on the other side of Chalfant Road will be offered to the Township, but it falls well short of the public land requirement. Accordingly, a fee in lieu will be offered.
- A fee in lieu of a fiscal impact study will also be offered.
- The plan to use Marsh Creek Lake as a fire emergency supply was questioned and the Planning Commission recommended an on-site water tank subject to review by the Glen Moore Fire Company.

The applicant intends to submit a revised plan responding to these issues and others raised by the Township Engineer.

Popjoy Subdivision Plan

Ted Moser representing the equitable owner, Adam Brower of E.B. Walsh Engineering and Joe Ryan appeared for the applicant. This tract on Little Conestoga Road lies mostly in Upper Uwchlan Township with 14 acres in Wallace. A July '05 plan submission called for eight new housing units on the Wallace section. The Township was, however, asked not to process this plan pending negotiations with Upper Uwchlan on an alternative plan. A September '05 plan still pending approval in Upper Uwchlan calls for the Wallace portion of the tract to remain in open space but for a small section of the access road. Mr. Moser indicated that this latest plan is not a revised plan submission, but should be regarded as a concept plan only. He asked that Wallace convey support for this latest plan to the Upper Uwchlan authorities.

Mr. Moser was unable to confirm that the "open space" proposed in the concept plan would comply with the Wallace zoning ordinance requirements for open space. He indicated that Upper Uwchlan intended to own and "control" the open space. It was unclear what control means, but he suggested that Upper Uwchlan views all open space it owns as potential septic disposal area. He did agree that a trail route from Little Conestoga in Wallace to the edge of Marsh Creek State Park would be provided if the concept plan goes forward.

In response to Mr. Moser's request for an expression of support, Mr. McGrew moved that the Planning Commission recommend the Board of Supervisors advise Upper Uwchlan of the following:

- That Wallace agrees the concept plan for all open space in Wallace is preferred over the by-right plan so long as all of the ordinance requirements in Wallace are met, and
- That Wallace has no objection to Upper Uwchlan's ownership of the open space so long as a conservation easement consistent with Wallace's ordinance is granted to a qualified land trust.

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

Coltsfoot (aka DelGatto, Kolb) Subdivision Plan

Mr. Beideman along with Mr. and Mrs. Kolb appeared to discuss this plan and the Mr. Koven's review letter of March 3rd. Regarding the impact of the project on the historic resource on-site and nearby, the Planning Commission defers to the Historical Commission for an opinion on the landscaping plan and the need for a historic impact study. The other issues raised in the letter have been resolved or will be addressed in a revised plan.

Girl Scout Camp

Anthony Holowsko of Rotelle Builders and James Garrity of Wisler Pearlstine appeared to discuss a project they are considering at the site of the Camp Indian Run. They have an agreement to purchase this site and have partnered with the Natural Lands Trust to sell a conservation easement over most of the tract. About 25 acres of the 155 acres in Wallace would be developed to provide 15 new homes in addition to the existing historical resource. The remainder of the tract would be protected under the conservation easement.

The applicant believes at least three waivers from the SALDO would be required to implement the plan. They involve the access from Indian Run Road into the site which is otherwise land locked. Rotelle will produce documentation supporting their claim that a 25' wide private road exists and that they have an easement to use it. But to use this for the proposed development, they believe the Township would have to grant waivers for the 50' right of way, the limit of eight housing units on a private lane, and a cul-de-sac exceeding 1000' serving more than 15 units. The Planning Commission suggested that these waivers might be recommended depending on the details of the subdivision plan. The lack of a second access to the developed area was also noted and the applicant was asked to consult with the Fire Marshall. Despite these concerns, the Planning Commission also expressed the hope that this plan could be implemented because it has far less community and environmental impact than previous proposals.

Old Orchard Subdivision Plan

Mr. Koven informed that Planning Commission that he has met with the applicant to discuss his review letter dated March 3rd. A revised plan is expected.

Hamilton (aka Hankin) Central Phase Subdivision Plan

A revised plan is expected in the near future, and the applicant has requested another consultant meeting. The Planning Commission believes that unless specific new issues are identified, no further meetings are appropriate until a revised plan is submitted and reviewed.

Omnipoint Land Development Plan

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

V. UPCOMING MEETINGS

Supervisor's Meetings – 03/15/06 @ 8:00am and 04/05/06 @ 7:30pm
 Planning Commission Meeting – 04/12/06 @ 7:30pm
 All at the Township Building

VI. ADJOURNMENT

The meeting was adjourned at 10:05 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
 Secretary

Murray G. McGrew, Chairman
 Wallace Township Planning Commission