

APPROVED

**Minutes
Wallace Township Planning Commission
May 10, 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
Pat Sellers

Others Present:

Craig Kologie of Castle Valley as the Township Engineer
Ann Hutchinson of Natural Lands Trust
Mark Eschbacher and Beth Carpenter representing the EAC
Dorothy Kirk representing the Wallace Trails Association

I. MINUTES

Ms. Grashof moved to approve the minutes of the April 12, 2006 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

LaPorta Sketch Plan (two lot subdivision on Mapleflower Road)

Nick Rakowski of Nave Newell and Don La Porta appeared representing the applicant. The Planning Commission, having completed a site visit, agreed that the new lot and building location were correctly located. The applicant intends to proceed with detailed engineering.

Diament Sketch Plan (three unit subdivision on Indiantown Road)

There was no appearance by the applicant despite a request for agenda time.

Hamilton (aka Hankin central phase) Subdivision Plan

No appearance for the applicant.

Mark Eschbacher, chairman of the EAC, presented a hydrology tutorial to explain why the EAC believes pumping tests show a potential impact to the bog turtle habitat area. He urged that further pumping tests be conducted to resolve the issue. The Planning Commission agreed that his theory should be given proper consideration by the state and federal agencies with oversight responsibility. He was advised to forward a letter to those agencies after proper notice to the Township and the applicant. Ms. Hutchinson also stated that NLT would consider his material in their review of the Bob Turtle management

plan. Mr. Kologie will continue to seek a decision on this issue from Craig Joss consultant to the Municipal Authority and will provide Mr. Joss with Mr. Eschbacher's presentation packet.

On another issue, Mr. Kologie stated that the Hankin group intends to withdraw their DEP filing for stream and wetlands impacts to refile under the "general permits" process. He noted that the reasons for this change are unclear, but reduced federal oversight was a possible explanation. The involvement of the Army Corps provides the link to PHMC's oversight of historical impacts. Ms. D'Angelo felt strongly that the general permits process was thorough and effective. She believes the Planning Commission should have confidence in the individuals who will have oversight. Other members were concerned that a strongly worded letter from the PHMC stating that the project would have significant impact on historic resources may have prompted the Hankin Group's decision.

It was also noted that DEP has refused Hankin Group's request for emergency stream discharge of processed sewage which is a requirement of the Conditional Use Order. The Hankin Group intends to proceed without an emergency discharge plan with some hope of persuading DEP of the need at a later date. Ms. D'Angelo reported that the Municipal Authority now believes that the system has sufficient redundancy to assure no emergency discharge will occur.

Girl Scout Camp Sketch Plan (16 unit subdivision on Indian Run Road)

No appearance.

Ms. Hutchinson and Mr. Kologie conducted a site visit and review of a preliminary resource plan. They determined that the proposed home sites were generally located in the proper area but requested further detail on the resource plan on which more specific guidance could be based. The applicant has been advised that documents supporting their claim to the access easement as well as detailed plans to upgrade the access to a private land should be provided to the Township. The Planning Commission will schedule a site walk of this tract and the adjoining Carr tract as soon as possible.

Carr sketch plan (five unit subdivision on Indian Run Road)

No appearance. Site walk pending.

Old Orchard Subdivision Plan (10 unit subdivision on Little Conestoga Road)

No appearance, but an extension has been granted. PennDOT believes sufficient sight distance exists at the new entrance point subject to some on-site regrading and vegetation removal.

Omnipoint Land Development Plan (cell tower at the Turnpike Plaza)

No appearance.

The Planning Commission has received a proposal to amend the zoning ordinance. The amendment will permit cell tower location in the FRR district under certain limited circumstances. Because this proposal appears to be the simplest way to allow Omnipoint to proceed as the Board allowed in its conditional use order, Ms. D'Angelo moved to recommend this change to the Board of Supervisors as presented. Ms. Green seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Popjoy Subdivision Plan (seven unit subdivision on Little Conestoga Road)

There has been no further guidance from the applicant as to which plan should be reviewed.

V. OLD BUSINESS

SALDO Revisions

A revised draft of the proposal is expected from the Township Engineer by the end of this week. A work session has been tentatively scheduled for Wednesday, May 24th if needed to review the draft.

VI. NEW BUSINESS

Trail Guidelines

Ms. Kirk presented a proposed trail guideline draft for inclusion in the subdivision application package. The Planning Commission offers comments on the draft, but also suggested some alternative approaches. It was suggested that emphasis be placed on the advantages of public trails and assistance be offered in location and design. More detailed requirements might be more useful after applicants have agreed to provide public trails.

Community Day June 24th

The Planning Commission will have a table at Community Day and members will sign up for coverage at the next regular meeting.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 05/17/06 @ 8:00am and 06/07/06 @ 7:30pm

Planning Commission Meetings – work session 05/24/06 and regular meeting 06/14/06 both @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 10:30 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission