

Minutes
Wallace Township Planning Commission
June 14, 2006

APPROVED

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

Planning Commission Members present:

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

Others Present:

Craig Kologie and Ted Koven of Castle Valley as the Township Engineers
Ann Hutchinson of Natural Lands Trust
Elaine McGrew representing the Wallace Township Historical Commission
Dorothy Kirk representing the Wallace Trails Association

I. MINUTES

Several errors were pointed out by Mr. Moore and Ms. Grashof who moved to approve the minutes of the April 12, 2006 meeting as corrected. Mr. Nicely seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Lakeview (aka Cornerstone) Subdivision Final Plan (ten lots on Chalfant Road)

Kemp Littlepage of Cornerstone Communities and Dave Rentschler of Commonwealth Engineering appeared representing the applicant. Mr. Rentschler noted that all of the outstanding issues in the Engineer's letter of June 2nd have been addressed and requested a conditional recommendation. Accordingly Mr. Nicely moved that the Planning Commission recommend approval of the final plan with the following conditions:

- That the Chester County Conservation District issues a National Pollution Discharge Elimination System permit.
- That the Escrow, Subdivision and Land Development Agreements, and Conservation Easement documents are approved by the Township Solicitor and all parties.
- That the Historical Commission approves the final landscape buffering of Lot 6.

Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was approved. Ms. Grashof recused herself from the vote.

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

Messrs. Davis, Ewing, and Valenti appeared representing the applicant. They agreed that Mr. McGrew would recuse himself from consideration of this application and would participate only to chair the discussion. It was noted that the applicants obtained Zoning Hearing Board relief from the setback and tower appearance requirements on 9/20/05, and Conditional Use approval from the Board of Supervisors on 1/24/06. Some of the issues

raised in the Township Engineer's review letter of 6/606 are resolved through the relief granted by these actions. Mr. Koven also stated that a revised plan was reviewed earlier in the day which resolved all or most of the remaining issues. Accordingly, Mr. Davis requested a conditional recommendation.

Mr. Sellers moved to recommend that the Board of Supervisors approved the final plan conditioned on issues raised by Mr. Koven's review letter to be issued by Monday, June 19th. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was approved, Mr. Moore and Mr. Nicely voting no. Mr. McGrew recused himself from the vote.

Hamilton (aka Hankin central phase) Subdivision Plan

Rick Guarini, Mike Kimble, and Steve Sauseline along with Denise Yarnof appeared representing the applicant. Mr. Guarini began by restating the Hankin Groups intention of seeking stream and wetland clearances under the General Permits process. He believes that the limited impact on these resources in the central phase qualifies for general permits. When asked about the impact on Class 1 historical resources as noted by the PHMC and the Hankin Group's consultant, he pointed out that the decision to issue general permits lies with DEP and not with the Township.

Mr. Guarini went on to say that a recent review of the SALDO along with the Township Engineer's review letters indicated several sections for which the Hankin group would seek waivers. Regarding:

- Sections 502.A.1 and 6, the Township Engineer recommends waiving certain drafting requirements in this application.
- Section 612.B limiting shared driveways to serve no more than two dwellings, the Planning Commission agreed that the alleyways should be considered roads rather than driveways.
- Sections 626.E.1 and 2 requiring 50' buffers around hedgerows, the Planning Commission noted that such buffers may not be appropriate for the innermost hedgerows in housing clusters. It was agreed that these would be reviewed on a case by case basis.
- Section 626.D.1 requiring natural buffers around detention basins and restricting basins from mature woodlands, Ms. Hutchinson noted that while some basins penetrate woodlands, there are no "mature woodlands" involved. It was further agreed that the ongoing adjustments to basin location and sizing would be based on multiple criteria.
- Section 607.B and C establishing minimum roadway curve radii, and tangent sections on reverse curves, it was noted that reduced radii and tangents would be necessary to achieve the Conditional Use order objective of reduced speed in the development. The minimum radii and tangents should be determined by large vehicle template analysis as confirmed by the Township Engineer and the approval of the Fire Chief.
- Section 608.E limiting grades approaching intersections below 4%, the applicant believes that excessive grading would be required to achieve 4% and prefers a target limit of 6%. The Township Engineer has asked for confirmation that a 6% grade approaching an intersection would not present a driving hazard. It was agreed that Ms. Hutchinson would contact the "traffic calming" consultant previously engaged by the Township for an opinion on this.

- Section 612.E establishing sight distance requirements for driveway intersections with public streets, it was again noted that alleyway intersections should be treated as standard roads, and that sight distance requirements should be met at those intersections. Mr. Guarini noted that some driveways onto public streets may have sight distance obstruction from street trees. The Planning Commission agreed to review these situations case by case.

The Planning Commission emphasized that the preceding discussion of waivers should not be viewed a commitment to recommend such waivers, and that a complete review of the expected revised plan would be needed before such a recommendation could be made.

After applicant's representative left the meeting, it was noted that the last extension granted by the Hankin Group would expire before the first Supervisor's meeting after the next Planning Commission meeting. Accordingly, Mr. McGrew moved, absent a further extension granted by the applicant, to recommend that the Board of Supervisors deny this application on grounds listed in the Township Engineer's letter of 12/12/05. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

A discussion of the EAC's draft letter to U.S. Fish and Wildlife and PA Fish and Boat reached no consensus. Some members thought that ongoing testing for drawdown as a part of the Bog Turtle Management Plan would be sufficient protection.

Rotelle (aka Girl Scout Camp) Sketch Plan (16 lots on Indian Run Road)

John Backenstose appeared representing the applicant. He presented a list of waivers that may be requested when an application is made. He was asked to focus on the waivers for which he is seeking conditional approval before making an application. These waivers include minimum right of way for a private lane, number of units served by private lane, and length of cul-de-sac. It was noted that meetings with the Township Engineer suggested that the proposed road design can be accommodated within the 25' easement claimed by the applicant. The legal justification for use of the easement is now being reviewed by the Township Solicitor. The Fire Chief has inspected the site and would accept a single access road serving 16 units if the paved cartway is at least 18' wide with some sections extending to 20'.

Mr. McGrew moved to recommend that the Board of Supervisors support certain waivers regarding access to the Girl Scout Camp sight if the following conditions are met:

1. The Township Solicitor must concur that the applicant has the right to use the existing 25' easement for access to the proposed development.
2. The applicant must provide a letter to the Board listing the specific waivers requested.
3. The Township Engineer must concur that the proposed private lane can be constructed within the easement given the listed waivers.

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

It was further suggested that the applicant review the revised sketch and resource plan with Natural Lands Trust to assure Tier III requirements and the conservation easement grant conditions are met.

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

Bob Smiley of GenTerra Corporation appeared representing the applicant. He stated that a revised plan has been submitted, and Mr. Koven confirmed that the plan is under review. The new plan removed one lot and made further adjustments to the access road entrance. PennDOT has inspected the site and concluded that site distance requirements can be met with some vegetation removal and regrading on the applicant's property. GenTerra has received a determination that the new access road location does not lie in wetlands, but a small portion of the stormwater control facility lies in the FH&WS District. The Zoning Officer will be consulted to determine if a Special Exception is necessary. A method for amelioration of the contaminated soils on the tract has not yet been selected.

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. The options currently before the Board of Supervisors were discussed, but no consensus was reached.

V. OLD BUSINESS

SALDO Revisions

A revised draft of the proposal is expected from the Township Engineer in the next few weeks which will be forwarded to the Board of Supervisors for review.

Community Day June 24th

It was agreed that the Planning Commission table would be set up by Mr. McGrew and that Ms. D'Angelo and Mr. Green would cover the 10am to 12noon time slot.

VI. NEW BUSINESS

None

VII. UPCOMING MEETINGS

Planning Commission Meeting – 07/12/06 @ 7:30pm

Supervisor's Meetings – 06/21/06 @ 8:00am and 07/07/06 @ 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