

**Minutes  
Wallace Township Planning Commission  
July 12, 2006**

The meeting was called to order by Vice Chairman Barbara D'Angelo at 7:35 PM

Planning Commission Members present:

Barbara D'Angelo  
Janet Grashof  
Steve Green  
Bill Moore  
Pat Sellers

Others Present:

Craig Kologie and Ted Koven of Castle Valley as the Township Engineers  
Dorothy Kirk representing the Wallace Trails Association

**I. MINUTES**

Secretary has inserted the last name of John Backenstose of Rotelle Development. Mr. Moore moved to approve the minutes noting a revision date of June 20<sup>th</sup> as well as the revision made by the secretary. Mr. Sellers seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Diament Sketch Plan (2 lots on Indiantown Road)**

John Diament and John Good, Esquire were present representing the applicant. Mr. Good presented two different renderings of a Tier IV plan. Both plans propose an extension of the public sewer to service the new lots. One rendering depicts the two new lots next to each other with the greenway adjacent to Lot #1. The other rendering depicts the two lots at opposite ends of the site with the greenway located in the middle. Either plan would require waivers from Section 404.2.a which would require the applicant to appear before the Zoning Hearing Board. One additional waiver regarding perimeter setback would be required and the PC stated that they would be inclined to recommend approval of this waiver to the Supervisors. Mr. Moore requested the applicant look at enhancing the buffer bordering the Sharp property.

**Old Orchard Subdivision Plan (9 unit subdivision on Little Conestoga Road)**

Tom Oeste of GenTerra Corporation appeared representing the applicant. He stated that revised plans have been submitted, and a review letter has been received from the Township Engineer. Access issue was discussed. The applicant will need a waiver from the 100' tract perimeter. Currently no grading is proposed on the neighboring property. PennDOT is requesting a temporary road be installed along with some clearing to confirm that site distance can be met. The Commission stated that if the site distance can be met, the Commission is amenable to recommending this waiver. Revised HOA docs have been submitted to the township for review. Trail use will be for the residents of the development only and trail language will be added to the covenants. Applicant will show trail construction sequence on the plan. Applicant is awaiting a recommendation from the

Historical Commission regarding the impact study. A method for amelioration of the contaminated soils on the tract has not yet been selected, however the applicant did indicate that deed notes, regarding remediation, would be included for buyers. The planning module has been submitted to the township for review. Discussion involved the location of one secondary system near the property line of the neighbor. The Commission suggested the applicant show flow designs on the plan to indicated the direction of flow and demonstrate that it will not flow to the neighboring property. The Commission recommended that the fire reservoir storage tank as well as cul-de-sac design should be reviewed by the Fire Company. Applicant will make a proposal to the township regarding a fee in lieu of active recreation. Waivers discussed – 606.C – Sight Distance for Vertical Curves, Twp. Engineers stated this condition has been satisfied; 607.B – Horizontal Alignment, Twp. Engineers recommends approval of this waiver; 612.G.1 – Driveways, Twp. Engineer recommends approval of this waiver; 619.E.3.c – Sewage Facilities – Twp. Engineer recommends amendment to note on plan to indicate that only one reserve system will be located in the greenway. With this note change and recommendation of the Commission to show flow designs for this system, the Twp. Engineer would recommend approval of this waiver.

**Donaldson/Avenick Lot-line Change (Indian Run Road)**

No one appeared on behalf of the applicant. This property is currently three individual lots accessed through a common drive. The plan proposes no additional lots; just an increase in lot size on two of the lots so horses would be permitted. One neighbor was present who expressed concern over the access and the potential for new lots in the future.

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

Anthony Holowsko appeared representing the applicant. Mr. Holowsko presented a sketch proposed by NLT. He stated that this plan would shift the properties further to the west and would put the lots into less desirable soils and steep slope area. The NLT sketch also proposes more roadway. The applicant presented another sketch with created a flag lot. The Commission proposed a possible easement through the greenway to allow access to this lot directly to the main road. The applicant will be discussing temporary construction easements with adjoining property owners.

**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.

Ms. D'Angelo reported that the WTMA was upset that Hankin and the EAC made an agreement regarding monitoring wells without consulting with them. They will be drafting a letter to the Supervisors expressing their concerns.

**VI. NEW BUSINESS**

Discussion regarding a point person for each project. Ms. D'Angelo will prepare a loose outline of responsibilities.

**VII. UPCOMING MEETINGS**

Planning Commission Meeting – 08/09/06 @ 7:30pm

Supervisor's Meetings – 07/19/06 @ 8:00am and 08/02/06 @ 7:30pm

**VIII. ADJOURNMENT**

The meeting was adjourned at 10:30 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Barbara D'Angelo, Vice Chairman  
Wallace Township Planning Commission