

APPROVED

**Minutes
Wallace Township Planning Commission
August 9, 2006**

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

Planning Commission Members present:

Janet Grashof
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 as Historical Commission liaison, and Mark Eschbacher Chairman of the Environmental Advisory Council.

I. MINUTES

It was noted that several corrections submitted by email have been made and Ms. Grashof moved to approve the minutes of the July 12, 2006 meeting as corrected. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Hamilton (aka Hankin central phase) Subdivision Plan

Rick Guarini, and Steve Sauseline along with Denise Yarnoff appeared representing the applicant. In view of the expiration of the review period this month, an extension until October 31, 2006 was granted. It was also agreed that a Planning Commission work session would be held on August 23rd to discuss the stream monitoring program being developed by the applicant. Township and Hankin Group consultants were invited to meet before that in an effort to frame the key issues for discussion on the 23rd.

Mr. Guarini presented the latest list of Subdivision Ordinance waivers he is requesting. Those involving road geometry were discussed in light of a memo from the Township traffic calming consultant, Michael King. Regarding:

- Section 607.B and C establishing minimum roadway curve radii, and tangent sections on reverse curves, it was noted that Mr. King generally recommends approval of these waivers. Large vehicle template analysis shows that the proposed curves will not restrict vehicular movement, and the Fire Chief has approved the design. The Planning Commission indicated a willingness to recommend these waivers contingent on the formal review of the revised plan.
- 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%. Mr. King's memo indicates that 6% would be acceptable if a 2% or less leveling area for pedestrian cross-walks can be obtained. The proposed 6%

grade approaching the roundabout would also be acceptable. Mr. Kologie suggested that the applicant consider on-site salt storage as an added safety measure in the critical intersections. The Planning Commission indicated a willingness to recommend this waiver contingent on the formal review of the revised plan.

- Section 612.E establishing sight distance requirements for driveway intersections with public streets, Mr. Guarini noted that some driveways onto public streets may have sight distance obstruction from street trees. The Planning Commission is reluctant to recommend a blanket waiver, but will explore with the applicant some means to review case by case exceptions.
- Section 626.E.1 and 2 requiring buffer areas. The Planning Commission reiterated its willingness to recommend a waiver of the buffers for hedgerows in the internal building areas of the plan. Buffers in other areas including streams, swales and tract boundaries would be considered on a case by case basis.

On related matters, it was noted that the Fire Chief has asked for “No Parking” zones in the vicinity of the community center to facilitate fire equipment passage. Noting that no parking lot is proposed in this area, the Planning Commission requested a determination of the number of street parking spaces available.

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.

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

Bob Smiley and John Panizza of GenTerra Corporation appeared representing the applicant. Mr. Smiley stated that a revised plan will be submitted which responds to the issues in the previous review letter. A limited erosion and sedimentation plan has been submitted to facilitate PennDOT’s requested vegetation removal and regrading on the applicant’s property. This would allow PennDOT to confirm that no grading will be required on the Hall property to achieve sight distance. GenTerra expects to file for a Special Exception because a portion of the stormwater control facility lies in the FH&WS District.

A method for amelioration of the contaminated soils on the tract has not yet been selected, but DEP will be reviewing the plan to do so. If the contamination is successfully removed, DEP will not require notification to prospective home buyers. Mr. Panizza will not voluntarily notify and objects to the Township doing so. The Solicitor will be consulted to determine the Township’s liability in this matter.

Mr. Smiley also indicated that they are considering a revised plan to build only six new units on a private lane. This would give them larger lots, fewer waivers, and less road surface.

Donaldson/Avenick Lot Line Change

This plan involves three lots on Indian Run Road. The Donaldson lot is 23 acres and the Avenick’s own a five acre lot containing a historical structure and a four acre lot which is unimproved. They propose to increase the five acre lot to seven and the four acre lot to five. Both of these lots would then be large enough for horse ownership. Mrs. McGrew will determine if the Historical Commission will waive a historic impact study. Neighbor

Nanette Hervey asked if the change would prevent or limit subdivision of the Donaldson tract and was advised that it would not.

Moore Subdivision – two lots on Fairview Road

Greg Newell of Nave Newell Engineering and applicant Don Tantala appeared. This 21 acre tract is unimproved and lies at the end of Homestead Lane, a private lane. The applicant proposes to divide the tract into two roughly 10 acre lots both accessible from Homestead Lane which is fee strip associated with the Moore tract. No immediate construction or other improvement is planned at this time. Potential frontage problems have already been resolved, according to Mr. Newell, with notes in the previous subdivision of the Moore tract. The applicant was advised that this appears to be a Tier I subdivision and that he should review the requirements of this section of the ordinance. In view of the easy access to this tract, the Planning Commission members will inspect it individually.

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.

Point Person Assignments

It was agreed that the Planning Commission would discuss this subject further at the next available opportunity.

VI. NEW BUSINESS

Document Distribution

The Secretary agreed to consider scanning an emailing to members any documents she would otherwise reproduce for regular mail distribution.

VII. UPCOMING MEETINGS

Supervisor’s Meetings – 08/16/06 @ 8:00am and 09/06/06 @ 7:30pm
Planning Commission Meeting – 09/23/06 and 09/13/06 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 10:35 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission