

APPROVED

**Minutes
Wallace Township Planning Commission
September 13, 2006**

The meeting was called to order by Chairman Skip McGrew at 7:40 PM

Planning Commission Members present:

Barbara D'Angelo
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

I. MINUTES

Ms.D'Angelo moved to approve the minutes of the August 9, 2006 meeting as presented. Ms.Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved. Mr. Sellers moved to approve the minutes of the August 23, 2006 meeting. 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

LaPorta Subdivision Plan (2 lots on Mapleflower Road)

Mr. Nick Rakowski of Nave Newell and Don LaPorta appeared to discuss this application which has recently been submitted. Because the Township engineers have not yet reviewed the plan, discussion was limited.

Devereux Brandywine Campus Land Development Plan (Devereux Road)

Denise Yarnoff and Debbie Schulski of Riley Riper, Greg Newell of Nave Newell Engineering, and Chip Grono and Laurie McLaughlin appeared to discuss this project.

Ms. Yarnoff conducted a review of the Conditional Use Order asserting that those conditions dealing with security, 1 through 8, have been met. The Planning Commission indicated that the police chief has expressed some concerns about recent security problems and intends to advise the Township following further discussions with the applicant.

On condition 9 regarding the preservation of historic structures on-site, Ms. Yarnoff stated that Devereux has complied. The stabilization and weatherproofing of Croft House is completed. The Planning Commission noted that Devereux filed for a permit to demolish Croft 19 days after the Conditional Use order was issued, and the Land Development Plan submitted for review also calls for the demolition of Croft. This would appear to be a

direct violation of the order. Ms. Yarnoff argued that the demolition plan would not be carried out until what she interpreted as a six month good faith period has passed, and that the permit filing was intended to protect Devereux's right to demolish. Mr. Grono added that Devereux had no intention of using the Croft Building but would make it available to the Township or a third party.

On condition 11 regarding fire safety, Ms. Yarnoff asserted that Devereux intended to comply. Mr. Koven's review letter noted that the 10,000 gallon water tank mandated by the order was not included in the plan submitted. Moreover, Devereux failed to submit the written fire alarm protocol within the sixty day period mandated by the order. Some documents have recently been submitted, but the Township has no indication that the Fire Marshall has approved them.

On condition 12 regarding the payment in lieu of tax, Mr. Grono indicated that a check for the required payment has been issued.

Noting that processing of the land development plan could not continue unless the applicant was in compliance with the conditional use order, Mr. McGrew moved to recommend that the Board of Supervisors deny this application because Devereux has failed to comply with conditions 9 and 11. Mr. Sellers seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Until the Board has decided on this recommendation, it was agreed that discussion could continue on the land development application and the review letter. Mr. Newell, having had only a few days to consider the review letter, requested a meeting with the Township Engineers. Following a limited discussion of the review letter, Mr. Kologie noted that a December 2004 letter from the Municipal Authority questioning the availability of capacity in the Glenmore system received no response from the applicant. The Planning Commission also reminded the applicant that the new service road entrance onto Devereux Road at the northern end of the property was a matter of concern to some of the neighbors. Mr. Grono agreed to consider some alternatives.

Mr. Moore will work with the Secretary and the applicant to arrange a site walk.

Donaldson/Avenick Lot Line Change (Indian Run Road)

Mr. Beideman appeared representing the applicant and responded to the Township Engineer's review letter. Ms. McGrew indicated that the plan did not appear to adversely affect the historical structures on property, and would so advise the Historical Commission. The Planning Commission agreed that there were no significant issues and to recommend the required waivers for Board of Supervisors approval. A revised plan making several minor corrections is expected.

Hamilton (aka Hankin central phase) Subdivision Plan

Ms. Yarnoff conveyed the applicant's intent not to appear as scheduled.

Moore Subdivision – two lots on Fairview Road

Applicant Don Tantala and Greg Newell appeared to discuss the Township Engineer's review letter. Contrary to the Planning Commission's suggestion at the previous meeting, the plan submitted for review called for a Tier III subdivision instead of Tier I. Because

the applicant does intend a Tier I approach, many of the review letter comments do not apply. Recognizing that no immediate development of the two 10 acre lots is proposed, the Planning Commission agreed that the plan should demonstrate that building sites are available on each lot, that adequate storm water management and erosion controls can be implemented, and that the private lane is adequate to support future development. Mr. Newell asserted that the prior subdivision plan contained approval for the length of cul-de-sac and frontage considerations. He was asked to provide that plan for review by the Township Engineer.

Maes Subdivision in West Brandywine

GenTerra has not yet filed a subdivision plan for the portion of the Maes property in Wallace. Mr. Kologie will attempt to get a copy of this plan and determine if an application is needed.

Popjoy Subdivision (Little Conestoga Road)

The Secretary has been advised that the applicant wants to return to the sketch plan phase. She will ask that the application be withdrawn or extended.

Old Orchard (Little Conestoga Road)

A revised E&S Plan for the PennDOT required entrance regrading has been reviewed to the satisfaction of the Township Engineer. Approval to proceed is recommended. The applicants request for a ruling from the Zoning Officer on the need for a special exception from the Zoning Hearing Board is still pending.

Carr Sketch Plan (Indian Run Road)

Mr. Carr's request for advice from the Township Solicitor is still pending before the Board of Supervisors.

Diament Sketch Plan (Indiantown Road)

Mr. Diament's appeal for a variance is still awaiting Zoning Hearing Board scheduling.

Girl Scout Camp – Rotelle Sketch Plan (Indian Run Road)

Rotelle has requested a meeting with the Township Engineer to review development of an application. Noting that there is still no formal agreement between Rotelle and Natural Lands Trust regarding the conservation easement, the applicant should be advised that the proposed plan is not consistent with Township ordinances unless the easement is at least under contract.

V. OLD BUSINESS

SALDO Revisions

A revised draft of the proposal is expected from the Township Engineer during October. It will be forwarded to the Board of Supervisors for review.

Point Person Assignments

The document outlining the duties of a Planning Commission Point Person was approved and is made a part of these minutes. Members volunteered to serve as point persons on current projects as follows:

- LaPorta – Ms. D’Angelo
- Devereux – Mr. Moore
- Moore – Ms. Grashof
- Rotelle – Mr. Sellers
- Popjoy – Ms. Grashof
- Diament – Ms. D’Angelo
- Carr – Mr. Sellers

VI. NEW BUSINESS

Wallace Trust Grant Application

The Trust has asked the Planning Commission to write a letter of support for the grant application to purchase an easement on the Feio property. The Planning Commission agreed to do so, and Ms. D’Angelo will follow up.

2007 Budget Request

The Planning Commission agreed to include a projector with accessories, several easels, and the secretary’s compensation at the 2006 level in its request. In response to questions from the Treasurer, it was agreed that non-pass through consultant expenses would be limited to processing of the SALDO revisions. Budget Officer Moore will respond to the Treasurer.

Northern Federation Regional Resource Plan

The approval schedule for this plan calls for Board of Supervisors action on October 26th. The Planning Commission must, therefore, make a recommendation at its meeting on October 11th. Members are encouraged to attend a regional briefing on the plan at Owen J. Roberts High School at 7pm on October 10th. The review draft is scheduled to appear on the County website by September 20th. Mr. Nicely will arrange a link on the Township website.

VII. UPCOMING MEETINGS

- Supervisor’s Meetings – 09/20/06 @ 8:00am and 10/04/06 @ 7:30pm
- Planning Commission Meeting – 10/11/06 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 10:50 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission

Attachment**WALLACE TOWNSHIP PLANNING COMMISSION****Duties of a Point Person**

When a subdivision or land development plan application is received by the Township or is expected as a result of the sketch plan process, the chairman will ask a member of the Planning Commission to serve as point person. Members are advised not to volunteer for this assignment unless they are prepared to carry out the duties which are as follows:

1. Inspect the subject tract as a participant in the site walk or individually as appropriate. Keep a record of notable features, potential issues, and suggestions made to the applicant.
2. During discussions of the application, keep track of issues raised and the resolution of each issue.
3. Review the application when submitted to assure that is complete according to the ordinance. Advise the Township Secretary and the Planning Commission of any missing items.
4. Examine the Township Engineer's and other consultant's review letters and all correspondence regarding the application. Compare findings with the plan documents and the referenced sections of the ordinances. Discuss any discrepancies with the consultants.
5. Assist the other members in understanding how the issues have been resolved.
6. At the appropriate time, be prepared to recommend Planning Commission action to recommend denial or approval with any conditions that are warranted.

The Chairman and Secretary will assure that all correspondence, plan versions, and other documents are available to the point person, and that point persons are advised of meetings, phone calls and emails related to the application.