

APPROVED

**Minutes
Wallace Township Planning Commission
October 11, 2006**

The meeting was called to order by Chairman Skip McGrew at 7:30 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
Elaine McGrew as Historical Commission liaison
Dorothy Kirk representing Wallace Trails

I. MINUTES

Ms.Grashof moved to approve the minutes of the September 13, 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

Popjoy Subdivision (7 lots on Little Conestoga Road)

Adam Brower of E.B. Walsh and Ted Moser of Moser Builders representing the applicant presented a sketch of their current plan. They reviewed their status in Upper Uwchlan where the plan calls for 20 new units. The Upper Uwchlan units will be served by a community septic system with drip disposal. The applicant proposed to serve the seven units in Wallace with the same system, placing the drip fields in either Wallace or Upper Uwchlan. Noting that a community system would probably be acceptable to the Board of Supervisors, the Planning Commission suggested that both the processing system and the disposal fields should remain in Upper Uwchlan.

The Planning Commission also reminded the applicant that both townships are interested in a trail stub from Little Conestoga Road to Marsh Creek State Park. Mr. Moser indicated that Upper Uwchlan has not expressed such interest, and that park officials were reluctant to grant a new entrance. Ms. Kirk agreed to follow-up.

At the request of the Board of Supervisors, the applicant was asked to consider withdrawing the application of record in view of its age and the existence now of a new sketch. The applicant suggested that the current application grandfathers a change in DEP regulations, but agreed to provide more information at the next meeting. There will be no formal engineering review of the plan until this matter is resolved. However, the Planning

Commission questioned whether enough land was available to permit seven units in a tier III configuration.

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

Anthony Holowsko and John Backenstone presented the current plan on behalf of the applicant. They will be submitting an “official” sketch plan soon and are requesting an informal review and comment from the Township Engineer. Mr. Backenstone acknowledged that informal reviews at the sketch plan stage are advisory and imply no approval from the Township.

Mr. Holowsko reported that a meeting with PennDOT indicated no problem with obtaining permit, but the Secretary noted PennDOT’s request for “ownership” verification of the access strip. He also plans to engage a historical consultant to perform the required historic impact study. Ms. McGrew indicated that the proximity of the access road to a class 1 historical structure would at least necessitate a landscape plan for buffering.

Public trail routes, access, stubs, and construction requirements are being worked out with Wallace Trails and the easement holder. It is expected that Natural Lands Trust will acquire the easement for 140 acres of the 170 acre tract. On the 30 acres being developed, about 15 acres must be under easement as open space. It was agreed that NLT would be the logical easement holder for this section. The applicant was further advised that the 140 acres could only be deducted from overall adjusted tract area if an easement or at least a contract for one exists.

Planning Commission and EAC members who have not yet walked this site are advised that a site walk is planned for Sunday, October 15 at 4:00pm.

Donaldson/Avenick Lot Line Change (Indian Run Road)

Mr. Beideman appeared representing the applicant and responded to the Township Engineer’s review letter. He reported that notes on the revised plan will indicate what further approvals are needed at the time a building permit is requested on the expanded lot. The Planning Commission agreed there were no significant issues and to recommend the required waivers for Board of Supervisors approval.

Ms. D’Angelo moved to recommend this plan for approval by the Board of Supervisors with any conditions raised by the final engineering review letter. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Moore Subdivision – (2 lots on Fairview Road)

Greg Newell of Nave Newell Engineering appeared presenting a revised plan submitted within the last several days. A review letter is expected before the next Planning Commission meeting, so the discussion was limited to the list of waivers being requested. All of these appear acceptable for recommendation to the Board pending the completion of an engineering review.

LaPorta Subdivision Plan (2 lots on Mapleflower Road)

Mr. Nick Rakowski of Nave Newell appeared to discuss this application for which a review letter was recently issued. He indicated that the issues raised would be resolved in a revised plan. Specific placement of the new home site with respect to adjacent steep slope and woodlands was discussed. The Planning Commission agreed that a reasonable compromise had been reached but noted that a minor relocation of the new driveway would be needed to respect the minimum tract perimeter setback.

Hankin central phase aka. Hamilton

The review letter for the applicant's third plan revision is expected in about two weeks. Accordingly, the Planning Commission will discuss this application at the regular work session on Wednesday, October 24th.

Old Orchard (Little Conestoga Road)

The Zoning Officer has determined that a special exception from the Zoning Hearing Board will be required to permit the applicant a small encroachment into the flood hazard area. No hearing date has been set.

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 scheduled for Zoning Hearing Board review on October 24th.

V. OLD BUSINESS**SALDO Revisions**

A revised draft of the proposal has been prepared by the Township Engineer and will be discussed at the October 25th work session. Some consideration will be given to immediate adoption of the new stormwater ordinance recognizing that there may be more revisions need for SALDO.

VI. NEW BUSINESS**Northern Federation Regional Resource Plan**

Ms. D'Angelo moved to recommend that the Board of Supervisors adopt the Regional Resource Protection Plan prepared by the Northern Federation and the Chester County Planning Commission. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Zoning Amendment

Proposed changes to Articles II and VIII of the zoning ordinance were reviewed as requested by the Township Solicitor. Some members felt that the changes were mandated by FEMA and should be adopted to keep Wallace residents eligible for federal flood insurance. Others noted that more review time and a better explanation of the changes would be needed to recommend adoption. Ms. D'Angelo moved to recommend the Board adopt the proposal and Mr. Sellers seconded the motion. On the ensuing vote,

Ms. D'Angelo, and Mr. Sellers voted "yes", while Ms. Grashof, Mr. Moore, Mr. Nicely and Mr. McGrew voted "no". The motion having failed, it was agreed that the Board would be advised that no recommendation to adopt would be forthcoming.

VII. UPCOMING MEETINGS

- Woodlands Task Force Meeting – 10/12/06 @ 7:00 pm
- Vacancy Board Meeting - 10/16/06 @ 7:00pm
- Planning Commission Work Session – 10/25/06 @ 7:30pm
- Supervisor's Meetings – 10/18/06 @ 8:00am and 11/01/06 @ 7:30pm
- Planning Commission Meeting – 11/08/06 @ 7:30pm
- Zoning Hearing – Diament – 10/24/06 @ 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