

Minutes
Wallace Township Planning Commission
November 8, 2006

APPROVED

The meeting was called to order by Chairman Barbara D'Angelo 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

Ms. D'Angelo proposed a motion to appoint Mr. Moore as Vice Chairman for the remainder of the year. Mr. Nicely made such a motion which was seconded by Mr. Sellers. There being no further discussion or public comment, the motion was unanimously approved.

I. MINUTES

Mr. Sellers moved to approve the minutes of the October 11, 2006 meeting as presented. 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

Thornton Sketch Plan (3 lots on Little Conestoga Road)

Applicant, George Thornton and Dave Beideman were present to discuss this new sketch plan. Sketch is proposed in two phases. First phase would be a lot line change between the subject property and a neighboring property to increase the acreage of the subject property to approximately 6 acres. The neighboring property would have a remainder of approximately 3 acres. Second phase would be the filing of a Tier III subdivision plan. Two renderings of this proposed subdivision plan were provided showing different configurations for the new lots. The applicant will proceed with the lot line change first. Mr. Sellers has agreed to be the point person for this project.

Moore Subdivision – (2 lots on Fairview Road)

Tim Casey of Nave Newell Engineering appeared representing the applicant. Castle Valley letter, dated 11/6/06, was reviewed. Applicant has complied with all of the issues addressed in this letter with a few items being deferred until building permit time. Access to the adjacent non-conforming lot created by a PECO easement was discussed, along with location of the building envelopes on the parcel being subdivided. Ms. Grashof moved to approve the Moore subdivision with the following conditions: the plans show restrictive building envelopes; the plans identify existing features within the building

envelope and any areas of disturbance; that a letter is received from the Historical Commission granting the waiver from Historic Impact Study; and Planning Module approval by DEP. Mr. Sellers seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

LaPorta Subdivision Plan (2 lots on Mapleflower Road)

Applicant not present. Waiting to review township engineer's letter.

Old Orchard (Little Conestoga Road)

Bob Smiley representing the applicant was present to provide the Commission with an update. Applicant has filed an application for Special Exception before the Zoning Hearing Board – waiting for date to be scheduled. They will begin the clearing work required by PennDOT for the highway occupancy permit. Applicant stated that he has not received a response from the County Health Department regarding the planning module or the Township Fire Marshal for a review of the water tank. Secretary will contact both individuals and request responses.

Hankin central phase aka. Hamilton

Rick Guarini, Steve Sauseline, Mike Kimble and Michael Malloy were present representing the applicant and to continue reviewing Castle Valley's letter of 11/25/06.

- Maintenance and access to basins will be addressed in the stewardship plan;
- Lot grading is conceptual until buyer selects housing type, note to be added to plan and engineer will look at problem areas;
- Municipal Authority and Fire Marshal to agree to hydrant flow rates;
- Applicant needs to select a land trust;
- Further discussion needed with Supervisors on storage area shown on plan as a possible site for salt storage building;
- Applicant will be submitting a revised plan on November 20th;
- Castle Valley will be reviewing stream monitoring plan which is located in the stewardship plan. Mitigation still not tied down (timing, responsibility, actions);
- Comments have been received from PennDOT regarding the HOP application, applicant will be preparing a response
- Applicant may be seeking approval before end of year

Waiver list has already been reviewed – clarification to waiver request #5 – SALDO Section 612E – applicant will show site triangle for all shared driveways only. HOA docs will include a clause regarding tree limbs not to be below a certain height for all street trees. A note will be added to the plan for the zoning officer with regards to street trees.

Mr. McGrew agreed to be the point person for this project.

Devereux Land Development

Based on the last site visit, wherein the Commission saw the progress being made on the Croft House, Mr. McGrew moved to advise the Supervisors that the Commission would be withdrawing its recommendations for denial of the land development plan. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

IV. OLD BUSINESS

SALDO Revisions

The draft prepared by the Township Engineer continues to be reviewed by the Commission.

V. NEW BUSINESS

Zoning Amendment

Further clarification regarding amendments required by FEMA to Articles II and VIII of the zoning ordinance has been received by the township solicitor. Based on this information the Commission moved, through email correspondence, to adopt the proposed amendments as presented. Mr. McGrew moved to ratify this decision and adopt the changes to the Articles II and VIII of the zoning ordinance. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

VI. REPORTS

Supervisors – Ms. D’Angelo reported that there was some concern with the interpretation of the Zoning Hearing Board in the Diament hearing. Ms. D’Angelo has agreed to meet with the zoning officer and a member of the Zoning Hearing Board to go over procedures for any hearings that involve subdivisions before the Commission.

Municipal Authority – No report.

Police and Roads – No report.

Fire Company – No report.

Web Site – No report.

Parks and Rec. – Ms. Grashof reported that the Halloween party was well attended. Don Tantala of GEYA reported to the Park Board that he is ready to proceed with the development of Ray Park.

EAC – Mr. Sellers reported that the EAC continues to work on the Woodlands Ordinance.

Mr. McGrew has agreed to be the liaison to the Historical Commission.

VII. UPCOMING MEETINGS

Supervisor’s Meetings – 11/15/06 @ 8:00am and 12/06/06 @ 7:30pm

Planning Commission Meeting – 12/13/06 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 10:05 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Barbara D'Angelo, Chairman
Wallace Township Planning Commission