

Minutes
Wallace Township Planning Commission
December 13, 2006

APPROVED

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

Planning Commission Members present:

Barbara D'Angelo
Janet Grashof
Skip McGrew
Bill Moore
Ken Nicely
Pat Sellers

Others Present:

Craig Kologie of Castle Valley as the Township Engineers
Ann Hutchinson of Natural Lands Trust
Elaine McGrew as Historical Commission liaison
Dorothy Kirk representing Wallace Trails
Mark Eschbacher representing the EAC

I. MINUTES

Mr. McGrew recommended one change to the November minutes – under Hankin, sentence to be added that there was discussion regarding the village size criteria. Ms. Grashof moved to approve the minutes of the November 8, 2006 meeting as amended. 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

LaPorta Subdivision Plan (2 lots on Mapleflower Road)

Nick Rakowski of Nave Newell and Don LaPorta, applicant/owner were present. A review letter has been received from the Township Engineer. Applicant has agreed to comply with most of the recommendations while some will require waivers and others will be deferred to building permit issuance. A revised waiver request letter has been supplied by the applicant. Changes include an additional waiver request from SALDO Section 501.B.8 and removal of all items deferred to building permit stage. Mr. Sellers moved to approve the LaPorta subdivision plan with the waivers requested in the December 14, 2006 applicant letter and the December 7, 2006 recommendation letter from the Township Engineer. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Camp Indian Run (Indian Run Road)

Jim Haigney of Commonwealth Engineers, Anthony Holowsko, John Backenstone, and Kevin Lenover of Rotelle Development were present to discuss the application. Mr. Holowsko reported that Rotelle has signed an agreement with Natural Lands Trust for the purchase of 130(+/-) acres for a conservation easement and that Natural Lands Trust has received funding from both the County and State for the purchase. A review letter has

been received from the Township engineer. The applicant will comply with most of the items and will continue to meet with the Township Engineer to discuss any technical issues. Issues discussed were the need for a Historic Resource Impact Study and trail routing. The applicant was advised to discuss this matter with the Township Historical Commission and Trails Board and that the PC would defer to the recommendations of these committees. Applicant is having problems meeting the woodland plan requirement, to assist the applicant Natural Lands Trust forester will meet with the applicant and walk the site and discuss/identify important resources in the proposed areas of disturbance. Applicant is proposing 2 parking spaces (parking for trail users) along with the trail to meet the public dedication requirement. This issue will be discussed further. The Planning Commission advised the applicant that all waivers with justification including those previously discussed with BOS must be shown on the plans.

Popjoy (Little Conestoga Road)

Applicant not present.

Hankin central phase aka. Hamilton

Denise Yarnoff, Michael Malloy, Steve Sauseline, Mike Kimble and Don Knorr were present representing the applicant.

- Stream Monitoring Plan – This plan has been reviewed by the township consultants and find the plan to be adequate with the following conditions:
 - Four (4) monitoring events to commence immediately after Board approval and to occur during the next three (3) seasons with the last event to occur immediately before construction; and
 - Sentence to be added to the plan stating that if a pollution problem is found, the township is to be immediately notified and if the problem is traced to the applicant, the applicant will correct the problem;Mr. McGrew moved to approve the Stream Monitoring Plan for the Hamilton subdivision as presented with the conditions as stated above. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.
- Applicant has prepared a tracking sheet identifying submissions required and waivers agreed to in the conditional use order. The PC requested that the applicant develop a form to accompany each building permit that tracks housing types, affordable housing types, impervious surface as well as the monetary contribution agreed to in the conditional use order. This tracking information will be supplied to the BOS as well as the Building/Zoning Inspector. The PC advised the applicant that the Bog Turtle Easement must be added to the tracking sheet. Also discussed was village size as required by the ordinance and promised in Conditional Use testimony, the size and configuration of each individual village must be shown in the plan and tracked during construction.
- Legal documents have been submitted to the Township Solicitor for review. The Planning Commission will review these documents simultaneously for content and any restrictions that have been discussed in previous PC meetings.
- The WTMA has approved the Sewer Agreement, however the PC needs to ensure that any agreements between the applicant and the WTMA do not effect the overall plan. The PC recommends to ensure consistency that the BOS direct the

twp engineer to review/be aware of any sewer authority actions involving subdivisions. Also to make sure that the Township Solicitor is comfortable with deferring this issues to the WTMA Solicitor.

- Design of Creek Rd entrance has been discussed with PennDOT. They appear to be okay with design as presented. Another meeting will be scheduled with the BOS and PADOT in January.
- PC recommends that the BOS revisit proposed water supply routing. The PC will work with the applicant, consultants and sewer authority to minimize resource destruction (trees) while providing adequate utility line ROW if the BOS chooses to loop the lines through the preserve area.
- The following items are called for in the Order but are currently missing from the preliminary plan: phasing plan, landscape plan for historical resources, conservation easement or equal to protect the preserve, detailed lighting plan cost of maintaining open space.

Diament (Indiantown Road)

Applicant is proposing a Tier IV subdivision; two new lots with hook up to the public sewer system. The applicant was advised that he would need a capacity letter from sewer authority and then approach the BOS and request 537 amendment. Greenway lands as shown on plan are contiguous and applicant is proposing to have it owned between property owners. Planning Commission recommended that some delineation marks are shown so the property owners know where the greenway area is and also that a conservation easement will be required on these lands. Variance has been received for the front yard setbacks however, rear and side yard setbacks appear to be an issue.

Old Orchard (Little Conestoga Road)

Applicant has received special exception to construct stormwater facilities in the wet soils district with conditions relating to contaminated site disclosure requirements from the Zoning Hearing Board.

IV. OLD BUSINESS

Stormwater Ordinance

Mr. McGrew moved to forward the latest version of the stormwater ordinance to the BOS and recommend that they begin the adoption process. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

SALDO Revisions

SALDO revisions have been placed on hold until the Woodlands Ordinance has been completed.

V. NEW BUSINESS

Village Preservation Committee

Mr. Moore reported that he attended the Village Preservation meeting and they reported that they have ½ the funds for application, will be seeking matching funds for grant. The Committee is concerned that there may be changes made to Article X of the zoning ordinance that may affect their application.

A site visit has been scheduled for the Seibert property on Indian Run Road for January 13th. Applicant will be presenting a sketch plan to the Planning Commission at their January meeting.

VI. REPORTS

Parks and Rec. – Ms. Grashof reported that Park Board continues to work on the development of Ray Park.

VII. UPCOMING MEETINGS

Supervisor’s Meetings – 12/20/06 @ 8:00am and
1/02/07 (Re-organization and regular) @ 7:30pm
Planning Commission Meeting – 1/10/07 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 11:05 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Barbara D’Angelo, Chairman
Wallace Township Planning Commission