

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
January 10, 2007**

The meeting was called to order by Chairman Barbara D'Angelo at 7:40 PM

Planning Commission Members present:

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

Others Present:

Brian McDonough Supervisor  
Craig Kologie and Ted Koven of Castle Valley as the Township Engineer  
Ann Hutchinson of Natural Lands Trust  
Mary Ann Zeiders and Mark Eschbacher representing the EAC  
Elaine McGrew as Historical Commission liaison

**REORGANIZATION**

Ms. Grashof nominated Barbara D'Angelo for Chairman. Mr. McGrew seconded the nomination which was unanimously approved.

Mr. McGrew nominated Bill Moore for Vice Chairman. Ms. D'Angelo seconded the nomination which was unanimously approved.

**I. MINUTES**

Mr. Nicely moved to approve the minutes of the December 13, 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**

**Seibert Sketch Plan (Indian Run Road)**

Jim Haigney of Commonwealth Engineers and John Seibert, owner, were present to discuss this sketch plan. The plan proposes the creation of 6 new lots, two of lots would be approximately 10 acres. Three waivers would be requested – length of cul-de-sac, fiscal impact study, applicant will propose a fee in lieu, and minimum grade along cartway. Applicant is proposing to construct only one home at this time. Would like to reduce cartway to 16' and leave gravel. Applicant does not want to have a full paved driveway nor are they proposing a roadway. Historic resources exist on both sides of the driveway and applicant is willing to plant additional screening. Applicant will meet with the Historical Commission and present their landscape plan. Site walk for this project is scheduled for Saturday, January 13<sup>th</sup> at 9:00 AM.

**Old Orchard (Little Conestoga Road)**

Bob Smiley of GenTerra Corporation was present as applicant for this project. Mr. Smiley stated that GenTerra has received a variance approval from the Zoning Hearing Board with three conditions. The site clearing as it relates to the temporary HOP application with PennDOT and site distance requirements is ongoing. Input from the fire chief as it relates to the placement of the fire storage tank is forthcoming. All plan related issues have been discussed and revised plans will be submitted within one week. Response from the CCHD has been received and the applicant will be resubmitting the planning module for further review.

**Hankin central phase (a/k/a) Hamilton**

Consultant meetings continue to go over the CVC review letters. Hankin has agreed to all E&S recommendations. Township will be involved in all meetings with CCCD. Stormwater calculations are pending for 2 year storm requirements. Township consultants will incorporate EAC comments into their review letters. All issues not effecting plan design can be part of conditional plan approval. Any issues with potential to change plan design should not be part of conditional approval. Site walk will need to be schedule to review the placement of waterlines through the preserve as well as width of cut required and any potential impact. Easement holder has not been resolved. Township solicitor is currently reviewing all legal documents and plans to meet with the PC to discuss. The sewer system agreement was has been approved by the Municipal Authority and the WTMA solicitor will be attending the next BOS meeting to discuss any concerns they have. A work session will be held in two weeks to discuss all outstanding issues with the Hankin Group.

**Camp Indian Run ( Indian Run Road)**

Jim Haigney of Commonwealth Engineers, Anthony Holowsko, and John Backenstone of Rotelle Development were present to discuss the application. Continue to have consultant meetings and work on review letter from CVC. Applicant will be submitting revised plans next week. A site walk was held on January 3<sup>rd</sup> to discuss the trail and the woodlands. Trail will run along portions of existing trail and the easement area will range from 20' to 50' due to the terrain in some areas. Applicant is proposing to extend the trail stub out to Route 322. Applicant will be presenting their trail plan to the Trails Board at their next meeting. Per NLT's recommendations after the site walk, applicant will be incorporating into plan a limit of clearing line for each lot. Historic impact study has been submitted and are currently working on a landscape plan to present to the Historical Commission for buffering along the driveway. Applicant will be requesting waivers from Section 401.D.2- Woodlands; Section 502M – Fiscal Impact Study, applicant will offer a fee-in-lieu; Section 502.O – Traffic Impact Study; Section 606A – Gradients; Section 610.D – Street Construction; and Section 620.D.2 – Stormwater Methodology. Township Consultants are okay with waivers being requested. Mr. McGrew asked about the comments in the county review letter regarding the viability of the private lane for use as public access to the trail. Mr. Holowsko stated that they would address those issues in their HOA documents. They will also have their attorney review the comments by the county and provide the township with a response.

**Popjoy (Little Conestoga Road)**

Adam Brower of E.B. Walsh, Ted Moser of Moser Builders and Joseph P. Ryan, attorney for the applicant were present to discuss this plan. Applicant has received a review letter

from CVC and few items to discuss: 1) Maximum Density - applicant feels that absent language to the contrary in our zoning ordinance regarding rounding down for density calculations, the MPC allows density to be rounded up. This will be discussed further with the township solicitor. 2) Street Names - since no access to the development is proposed in Wallace Township the applicant feels that an intermunicipal agreement should be reached with Upper Uwchlan as it relates to dedication, maintenance, etc. of the proposed street. Planning Commission finds no issue with this. 3) Fire Protection Reservoirs - applicant states that a fire hydrant will be located in Upper Uwchlan within required distances to allow access to houses located in Wallace Township. Recommendation will be needed from the Fire Marshall. 4) Woodlands – applicant has stated that all work will be performed outside of the woodlands. 5) Historic Resources – Brewster house is the only historic resource in proximity to site. Ms. McGrew of the Historical Commission stated that the applicant would be unable to provide additional screening for this house and that a letter would most likely be forthcoming from the Commission. 6) Trails – will be discussed later along with upper Uwchlan Trial Board as well as Marsh Creek State Park. 7) Open Space – proposed to be closest to lake at rear of houses as well as field area near Little Conestoga Road. Land Trust has not been chosen at this time. 8) Septic – applicant still working on, are looking to have it owned and operated by Upper Uwchlan. Current plan shows facilities located in Wallace but is not set in stone. Applicant is hopeful that all facilities will be placed in Upper Uwchlan with drip in Wallace and would only serve the 7 lots in Wallace. A conditional use hearing is scheduled with Upper Uwchlan for January 23<sup>rd</sup> at 7:00 PM.

#### **Devereux Land Development**

Revised plans have been submitted. Proposed road entrance may be an issue. CVC currently reviewing plan.

#### **IV. OLD BUSINESS**

##### **Subdivision Ordinance Revisions**

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

##### **Woodlands Ordinance Amendment**

Several issues were discussed, heritage trees, rare species, etc., however, it was determined that the PC will meet with the Woodlands Task Force next week and discuss all outstanding items. PC is encouraged to take a hard copy of the proposed ordinance with them to this meeting and have it marked up with their individual comments they would like addressed.

#### **V. NEW BUSINESS**

None.

#### **VI. REPORTS**

**Municipal Authority** – Ms. D’Angelo reported that she has been appointed Chairman of the Municipal Authority for the 2007 year.

**VII. UPCOMING MEETINGS**

Supervisor's Meetings – 1/17/07 @ 8:00am and 2/7/07 @ 7:30pm  
Planning Commission Meeting – 2/14/07 @ 7:30pm

**VIII. ADJOURNMENT**

The meeting was adjourned at 10:30 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Barbara D'Angelo, Chairman  
Wallace Township Planning Commission