

APPROVED

**Minutes
Wallace Township Planning Commission
March 14, 2007**

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

Others Present:

Bryan 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
Dorothy Kirk representing the Trails Board
Bitten Krentel representing the Wallace Trust

I. MINUTES

Ms. Grashof moved to approve the minutes of the January 10, 2007 meeting as presented. Mr. McGrew seconded the motion. Mr. Moore was not present at the January 10th meeting therefore due to a lack of voting quorum, the motion was not carried. These minutes will be placed on the next agenda for approval.

Work session minutes of February 28, 2007 – The following changes were discussed: fire hydrant language, water looping language and village scale criteria to reflect what is written in recommendation letter. Ms. D'Angelo moved to approve the minutes of the February 28th work session as amended. Mr. Moore 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 have cartway width at approximately 12-14 feet with pullovers and leave gravel. Applicant does not want to have a full paved driveway nor are they proposing a roadway. Mr. Moore advised the applicant to discuss the cartway width with the fire chief, since they typically do not like to see widths smaller than 18' with stabilized shoulders. 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. Review letter has been received from the township Engineer and

the sketch has been revised accordingly. Dwelling for Lot #2 has been moved forward and trees have been marked. Two other proposed home locations have also been moved. Applicant has spoken to the neighbors on either side of the driveway. One is fine with the plan he is proposing the other is not due to some vegetative clearing that will be required. The vegetation that is to be cleared, however, does sit in the applicant's current 50' right-of-way. Applicant will be proceeding with the filing of a preliminary plan application.

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. The Trails Board has issued an approval letter for the location of the trails. The applicant is scheduled to meet with the Historical Commission at their meeting this month. Applicant will be obtaining a construction easement from the neighboring property owner. Natural Lands Trust is okay with purchase of larger easement and they are still reviewing the language proposed for the smaller easement. The access for the trail over the private right-of-way has been resolved. The applicant's attorney has provided a letter to the township stating that access is permitted. Applicant will be attending the Planning Commission's work session to discuss conditions of preliminary approval. Component 4A of the planning module has been prepared by the township engineer. Ms. D'Angelo moved to approve Component 4A of the Camp Indian Run Planning Module as presented. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Devereux Land Development

Debbie Shulski, Esq., Nick Rakowski, Nave Newell, Chip Grono, Scott Carter of Devereux were present to discuss the application. A site walk was held, review letter received, revised plans submitted and a second review letter has just been received. Applicant feels that the conditions of the Conditional Use Order have been met. Police are okay with security. Devereux is considering internal reuse for the Croft Building. Reclassification of the building is scheduled before the Supervisors tomorrow evening. Mr. Moore asked is the plan still reflects the demolition of the Croft Building. Applicant stated it does but the issue has been put on hold until the Supervisors decide if they will be proceeding with the reclassification. One additional waiver is being requested by the applicant. Section 401F of SALDO – disturbance of steep slope area for the internal roadway and basin grading. CVC is okay with this request as long as proper E&S control measures are in place. CVC is okay with waiver from Section 626E to allow for access driveway and utilities. Site distance issues associated with access drive, CVC recommends site line profiles and will look to see if the access can be shifted slightly. Mr. McGrew stated that in earlier meetings, discussions took place regarding eliminating this access and just have a turn around. Mr. Grono stated that would be fine as long as the trucks are able to turn around. Mr. McGrew also stated that the access could possibly affect a Class I historic resource on a neighboring property. The applicant has received two hits from its PNDI search regarding endangered species. They are currently working with US Fish & Wildlife and US Fish & Boat Commission to clear these up. Wetland delineation has been done but US Fish & Wildlife is trying to determine if a bog turtle survey will be needed. Sewage capacity issue will be discussed with the WTMA at their next meeting. Under the original Act 537 plan, 14,500 gallons per day were allotted for Devereux. Additionally in 1991 an additional 3,000 gallons per day were allotted.

Recent flows show that they fall under this total number. Applicant will revise plans with township engineer review letter and will look into the access road issue and provide the Planning Commission with an update at their meeting in April.

Diament (Indiantown Road)

John Diament of Diament Building Corp. was present to discuss this application. Revised plans have been submitted per review letter from township engineer. Perc testing will be conducted at first chance, after ground thaws. Applicant was advised that the Planning Commission did not recommend by vote on the greenway layout. It merely provided the applicant with a consensus for direction on layout. Applicant stated that the greenway would be lot owner retained and will be deed restricted with all the requirements from the Planning Commission. Mr. McGrew stated the zoning ordinance is pretty clear in that greenway lands are to be eased under a Tier IV subdivision and that the Planning Commission could not recommend anything in this matter but that the applicant could seek relief through a variance. Mr. Moore stated that even with an easement, the lands could still be owned by the lot owners. Ms. Krentel of the Wallace Trust stated that easements are not intrusive. They are checked one time per year and also have a back up organization in place should the land trust dissolve. Mr. McGrew asked if there was an issue with the adjusted tract area. Ted Koven from CVC stated there was not and that it was just a drafting issue as to the location of the right-of-way line. Applicant has discussed additional screening with the neighbors (Sharpe) and at this time they do not want any additional screening installed.

Greenfield Property/Vahalla Farms

Albert Greenfield, III, Barbara Greenfield, Tom Drauschak, Denise Yarnoff, Esq., Chuck Dobson from EarthWorks as well as other representatives for the Greenfield's, were present to discuss a proposed project on the Greenfield property/Valhalla Farms. This project would consist of a golf course, country club, health spa, wellness and fitness center and approximately 175 homes. The golf course and amenities would all be located on lands currently owned by the Greenfield's, along Little Conestoga and Marshall Roads. The proposed houses would be located on the old Cornog Quarry site, currently owned by Aqua PA. Mr. Greenfield will be working with Aqua PA regarding the purchase of this land. If houses are to be located on this site, the Township would have to amend its zoning districts as this area is the only portion designated as the Industrial District. There are currently five historic structures on lands owned by the Greenfield's and all are proposed to be restored and utilized as part of this project. Applicant is currently proceeding with permitted required from all outside agencies. Applicant is currently working with the Trails Board on a trail route around the property and leading to Marsh Creek State Park. Mr. Greenfield's projected start date for this project is September. Applicant's counsel, Ms. Yarnoff, presented to the Planning Commission a proposed ordinance amendment to allow for an overlay district that would permit the construction of a Planned Country Club Community as well as housing units in the Industrial District. Ms. Yarnoff stated that this would allow the current zoning to remain in place so the township would not have to rezone any district. As it relates to the projected start date, Mr. McGrew stated that a realistic time frame is more like two years, considering the proposed ordinance revision as well as land development/subdivision plan work. Mr. Moore stated that the Planning Commission could follow the same process as they did with Hankin and dedicate work sessions to this project. Ann Hutchinson of NLT, stated that the applicant should prepare a resource plan and a site

analysis plan based on the current zoning and present to the Planning Commission. Applicant agreed to work on this and will be attending the work session in April.

IV. OLD BUSINESS

Subdivision Ordinance Revisions

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

Woodlands Ordinance Amendment

Mr. McGrew moved to forward the current draft of the zoning portion of the Woodlands Ordinance to the Supervisors and recommend they proceed with legal and County reviews. Ms. Grashof seconded the motion. There being no further comment or discussion, the motion was approved by a majority vote with Mr. Moore voting nay.

V. NEW BUSINESS

None.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 3/21/07 @ 8:00am and 4/4/07 @ 7:30pm
Planning Commission Meeting – 4/11/07 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 11:10 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Barbara D'Angelo, Chairman
Wallace Township Planning Commission