

Minutes
Wallace Township Planning Commission
April 11, 2007

APPROVED

The meeting was called to order by Chairman Barbara D'Angelo at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo	Ken Nicely
Janet Grashof	Steve Green
Skip McGrew	Bill Moore

Others Present:

Craig Kologie and Ted Koven of Castle Valley as the Township Engineer
Ann Hutchinson of Natural Lands Trust
Mary Ann Zeiders representing the EAC
Elaine McGrew as Historical Commission liaison
Bitten Krentel representing the Wallace Trust

I. MINUTES

Ms. D'Angelo moved to approve the minutes of the January 10, 2007 meeting as presented. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved. Mr. Moore and Mr. Green abstained from voting as they were not present at this meeting.

Ms. Grashof moved to approve the minutes of the March 14, 2007 meeting as presented. Mr. Green seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Work session minutes of March 28, 2007 – The following changes were discussed: others present included Craig Kologie, Ted Koven, Ann Hutchinson, Mark Eschbacher, and Anna Marie Guglielmo. Mr. McGrew seconded the motion for conditional approval of Camp Indian Run. The meeting was adjourned at 10:40pm. Mr. McGrew moved to approve the minutes of the March 28th work session as amended. Mr. Greene seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Old Orchard Estates

Robert Smiley of GenTerra Corp. was present to discuss this plan. Revised plans have been submitted to include the township engineer comments, the special exception approval, and the fire marshal comments. Revised planning modules will be submitted shortly. Highway occupancy permit will be submitted by the end of the month. Township solicitor is currently reviewing the easement language. Mr. McGrew questioned the zoning comment regarding penetrating the 100' tract perimeter set back and adequate buffering. Applicant is willing to augment the planting if needed but will supply the PC with photos and a profile at the next meeting. Mr. Moore asked if PennDot had approved the site distance for the access. Mr. Smiley stated that they did

the clearing, it was reviewed by PennDOT and approved. No grading will be needed on the Hall property. Ms. Krentel of the Wallace Trust asked if the applicant was aware that a conservations easement was required. Mr. Smiley stated that he is aware that an easement is required but they have not determined which entity will hold the easement. The applicant was encouraged to start the process soon as sometimes this can be a lengthy process.

Devereux Land Development

Debbie Shulski, Esq., Nick Rakowski of Nave Newell, Chip Grono, Scott Carter and Rob Shane of Devereux were present to discuss the application. A rendering of the revised access was presented. Applicants engineer still reviewing slopes for cuts needed. Larger swath at Devereux Road to allow for larges trucks turning into the sight. Trucks will be turning left into sight and right out as there is weight limit on the bridge. Bank will be cut back approximately 12'. Will be holding existing edge on right site of drive. PC is okay with revised access as shown and asked the applicant to proceed in that direction. Ms. D'Angelo stated that the WTMA has confirmed capacity for the additional EDU's required. They will be addressing the size and age of the pumping station at a later date. Devereux has committed to using the Croft Building for internal purposes and the demolition permit has been withdrawn. Mr. McGrew asked if any discussion have occurred with the fire chief. Mr. Carter stated that they have had preliminary discussion with the fire chief and Tim and will continue to work with both during the renovations. Applicant will be submitting a revised plan.

Diament

Letter has been received from John Good, attorney for the applicant regarding a conservation easement on the greenway lands. Ms. Krentel of The Wallace Trust stated that she has spoken with Mr. Good and the applicant has agreed to a conservation easement in favor of The Trust. With the review period set to expire before the next PC meeting, Mr. McGrew moved to deny the Diament subdivision application based on the township engineers last review letter unless an extension is received. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Popjoy

A letter has been sent to the Upper Uwchlan Township from the Supervisors regarding the sewage treatment facility. No response has been received.

IV. OLD BUSINESS

Subdivision Ordinance Revisions

First review of the proposed revisions were discussed. Reviews will continue at the worksession on April 28th.

V. NEW BUSINESS

Mr. McGrew stated that it appears that the Historical Commission has some issues with the PennDOT road permit as it relates to potential impact to historic resources on the Hankin tract. A meeting has been scheduled with the Township Engineer to discuss.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 4/18/07 @ 8:00am and 5/2/07 @ 7:30pm
Planning Commission Meeting – 5/9/07 @ 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