

DRAFT FOR COMMENT
Minutes
Wallace Township Planning Commission
September 12, 2007

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

Planning Commission Members present:

Barbara D'Angelo	Ken Nicely
Bill Moore	Skip McGrew

Others Present:

Craig Kologie of Castle Valley as the Township Engineer
Ann Hutchinson of Natural Lands Trust
Elaine McGrew as Historical Commission liaison

I. MINUTES

Tabled to the next meeting.

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Old Orchard

Robert Smiley was present to discuss this project. Applicant has met with DEP and comments are being added into the E&S plan. Public notice is the next step. Conservation Easement has been submitted, comments incorporated and resubmitted. Currently waiting for solicitor review. Revised HOA documents are also pending solicitor review. Outside agency approvals needed are NODES and E&S from Chester County Conservation District, Planning Module approval from DEP, and highway occupancy permit approval from PennDOT. Current plan submitted to PennDOT showed no grading on the Hall property. A letter was sent to the Hall's and a response received stating that they would not allow any work to encroach on their land. Ms. D'Angelo stated that the PC could not recommend approval of this plan without approval of the planning module from DEP. Mr. McGrew added that the highway occupancy approval should also be received prior to a recommendation because if PennDOT does not approve this permit it could mean a change to the plan. This issue will be discussed at the next PC meeting.

Gulick

Nick Rakowski and Robert Gulick were present to discuss this project. Mr. Rakowski stated that they should be submitting revised plans next week. Had a meeting with PennDOT and Castle Valley for site distance issue. Issue has been resolved and approved permit should be received shortly. Mr. McGrew questioned the site distance on both sides of the access. Mr. Rakowski stated that when they met with PennDOT there was no issue with site distance on the left, only one tree needed to be removed on the right. All information will be submitted to the township with the revised plan submission. The field location of trees has been completed and all trees have been

marked within the disturbance areas. One house location has been shifted slightly to move building envelope out of the trees. Enlarged grading plans will be submitted to Castle Valley for their review. Ms. McGrew recommended that the applicant attend a Historical Commission meeting to discuss the landscaping along the neighboring property (Kolb house). There should be no issue with the historic resource across the street. Stormwater controls will be similar to the LaPorta project with proposed inground seepage pits. There may be an issue with who the permit holder will be for the NPDES permit. Applicant is only proposing to subdivide the lots on paper and sell them. Only improvements he will be doing will be for the road access.

Popjoy

Ms. Grashof moved to deny the Popjoy plan, absent an extension being received, based on the most recent review letter from the township engineer. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Thornton

Site walk has been scheduled for September 26th at 9:00AM. Secretary will email address to PC members and consultants.

Greenfield/Valhalla

Site walks have been scheduled for September 29th at 9:00AM and October 12th at 10:00AM. Meet at the Fairview Church. The Commission discussed some of the outstanding issues, such as greenway and Class "A" lands, permitted uses in the "FRR" and "T" districts, and conditional use vs. variances, as well as how to proceed with this project. This matter will be discussed further at the next work session with the applicant.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 9/19/07 @ 8:00am and 10/3/07 @ 7:30pm
Planning Commission Work Session – 9/26/07 @ 7:30pm
Planning Commission Meeting – 10/10/07 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 9:45 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Barbara D'Angelo, Chairman
Wallace Township Planning Commission