

Minutes
Wallace Township Planning Commission
February 13, 2008

The meeting was called to order by Chairperson Barbara D'Angelo at 7:32 PM

Planning Commission Members present:

Skip McGrew	Steve Green
Ken Nicely	Bill Moore
Barb D'Angelo	

Others Present:

Craig Kologie (Castle Valley Consultants)
Albert Greenfield (Vahalla Brandywine Country Club)
Bryan McDonough (Supervisor) (Bryan attended part of the meeting)

I. MINUTES

Approval of August 8, 2007 regular meeting minutes. The August minutes were overlooked when planning commission secretary resigned. Steve Green moved to adopt the August 8th minutes. Skip McGrew seconded the motion. Minutes were approved by unanimous vote.

Approval of August 22, 2007 work session minutes. Bill Moore moved to adopt the minutes as presented. Skip McGrew seconded the motion. Minutes were approved by unanimous vote

Approval of November 28, 2007 work session minutes. Skip McGrew moved to adopt the November 28th minutes as presented. Bill Moore seconded the motion. Minutes were approved by Skip McGrew, Ken Nicely, Bill Moore, and Barb D'Angelo. Steve Green did not vote as he was not present at the 11/28 meeting.

Minutes for December 12, 2007 could not be approved, as the planning commission did not have a voting quorum in attendance.

The January 9, 2008 meeting minutes were tabled until next meeting to allow for review by members.

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Popjoy / Marsh Lea subdivision – Ted Moser, Joe Ryan present representing applicant

Mr. Ryan stated that applicant agrees to comply with Castle Valley concerns except for a few items. Applicant claims that by doing the density calculation, the yield is 6.72 lots. Because the ordinance does not state that you round down, applicant believes they can round up to 7 lots. Craig Kologie of Castle Valley stated that Tier III allows density of

one dwelling per 80,000 sq ft. If you round up to 7 lots, applicant would only provide approximately 76,000 sq ft per lot, and therefore not comply with the ordinance. Several members of the PC voiced agreement with Castle Valley's interpretation of the density requirement, and believe that applicant is only allowed 6 lots. Applicant will pursue this issue at the Board level, since they disagree with PC and CVC interpretation of ordinance requirement. Barb D'Angelo asked about a trail on this property. Applicant responded that he has talked with Upper Uwchlan about it, and that trail will be discussed with both townships and applicant together later. It was noted that Upper Uwchlan approved conditional use of plan and also gave preliminary plan approval. Barb D'Angelo said the Conditional Use Agreement seems to suggest Upper Uwchlan will not take Wallace sewage. Applicant says Upper Uwchlan "promised" they will, and then dispose of the effluent for the Wallace homes back in Wallace fields. Wallace needs something in writing from Upper Uwchlan saying that. Applicant will provide. Skip McGrew suggested only on lot sewage meets Wallace requirements, since the Upper Uwchlan CU agreement seems to prohibit Wallace effluent from being disposed of in UU. Our township policy does not allow outside sewage to be shipped into Wallace. Our township policy also favors on lot sewage. Barb raised question of maintenance, costs, etc. Applicant stated that will be addressed with an inter-township agreement, since the site spans both township. Applicant is looking for a recommendation from the PC so they can go to BOS with idea that sewage system is better than on site. Steve Green talked about how if meter monitoring system fails, Wallace potentially has to deal with excess waste being pumped into Wallace. Applicant suggests that system will be monitored and reported to DEP, so it will be fine. It was decided the PC would not provide a recommendation to BOS about sewage as a whole. The Planning Commission will inform BOS they believe applicant is wrong on density of site and should only have 6 lots, not 7 as suggested.

Denton-Ranieri Subdivision - Dave Shula (Chester County Engineers), Mr. Ranieri present

Applicant presented a sketch plan for a 2 lot subdivision on Denton Drive. Property is approximately 5 acres, and is located in the cul-de-sac on Denton. Applicant wants to build a second home for his son's family to live in. Several quick concerns were raised. Due to shape of lots, greenway does not appear to be meeting the 4-1 requirement. Applicant will need tract perimeter setback to be lowered to 50' from 100'. Denton Drive already does not comply with requirement for no more than 15 lots on single cul-de-sac, and this subdivision would add one more. Property is mostly wooded, and Wallace Township owns 36 acres of open space adjacent to this property. There is a site walk scheduled for this Saturday, 2/16/08, at 9:30am.

Greenfield / Vahalla Brandywine – Al Greenfield present representing applicant

Bill Moore gave a brief update of the status of this project. Mr. Greenfield has pulled his project out of the conditional use process, and is now working with the township through a subcommittee that was established by the Board of Supervisors. The sub committee consists of Bryan McDonough representing the BOS, Skip McGrew and Bill Moore from the Planning Commission, Craig Kologie from Castle Valley Consultants, Steve Siana as counsel for the Township, Mr. Greenfield and Mr. Greenfield's consultants. The sub committee is going to try and discover the weaknesses and strengths of the project, and to

try and work out any technical issues that may arise from this project. All planning and land development of this project will be done at the public Planning Commission meetings. The subcommittee met for the first time on 2/12/08, where Mr. Greenfield provided a general overview of the project. Mr. Greenfield has been asked to provide the subcommittee with a list of “weaknesses” the project has with regard to the Township ordinances (ie. places where the applicant may need relief or help from township) by 2/15/08. The township side of the sub committee will then meet on 2/21/08 to discuss those issues, and on 2/27/08, the subcommittee will meet with all members for further discussion. Reports of all subcommittee meetings will be done at both the Planning Commission and Board of Supervisors meetings, and input or comment from the public will be welcomed at that time.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Extension deadlines – The Planning Commission is going to ask the BOS to enforce the 90 day extension for any plan revisions per Wallace ordinances. Lately the applicants have not been providing adequate extensions for plan review when plans have been revised. The BOS should require a 90 day extension be submitted at the time a revised plan is submitted for review.

Seibert extension – it was noted that although the applicant for Seibert subdivision provided a 60 day extension, the date does not match up to that length of time. The PC determined that the date of the expiration is now 4/23/08.

DASD fence along new school – The fence along the property of DASD does not continue across the pipeline on that property, and the adjoining neighbor believes it should. The PC will ask the Board of Supervisors to ask DASD representatives if they would continue the fence across the pipeline. Castle Valley sees no reason why this couldn't be done, but it is up to the school if they want to or not.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Board of Supervisors – 2/14/08 @ 8am, 2/21/08 at 7:30pm, 2/28/08 @ 8am
Planning Commission – 3/12/08 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned at 9:40pm