

**Wallace Township Planning Commission  
Regular Meeting Minutes – March 12,2008**

**In Attendance – Chairman Barb D’Angelo, Vice-Chair Bill Moore, Skip McGrew,  
Ken Nicely and Janet Grashof**

**Absent – Steve Green**

Meeting was brought to order at 7:37 p.m. The minutes of February 13, 2008 passed as Submitted by Bill Moore with no other changes. Barb will send these to Betty(township Secretary). The January 2008 minutes were not available. They should be available at the Next meeting.

**Smith Subdivision** – Jim Haigney of Commonwealth Engineers was present. This plan is 2 lots under a Tier 3. Uncommitted land is a little over 12 acres. 1 Driveway on Lot #1 will use gravel driveway.

Waiver requests are as follows: 605.D – want 3 lots off driveway. The reason is that existing Driveway access to Little Conestoga and Mapleflower. Driveway will continue to be used (2 existing easement agreements, each are grantors). Driveway legal easement agreements have been sent to the township solicitor. Drive is 10’ narrow. Some pullovers will be provided between Lot #1 and driveway. The Fire Chief needs to look at driveway width. Barb and Skip will communicate with Jeff Seese(Fire Chief) by e-mail and phone.

612.G – Driveway pavement specifications – 10 ft. wide gravel driveway with pullovers to minimize disturbance on the site. Paving will be done at intersection with the road. Will need HOP for Mapleflower road.

620.D.E. – Driveway construction Stormwater Management disturbance is limited to Lot #1, not the entire site.

626.E - Vegetative Buffers – site primarily agricultural in nature. Applicant does not wish to allow the buffer area to succeed to woodlands or to be planted in meadow or wildflower grasses. Applicant wished to maintain the existing agricultural operations which are permitted as a by-right use in all greenway areas.

Driveways in greenway need to be paved. If trying to say it will be used as an emergency route, It doesn’t have to be paved.

Greenway - separated pieces of ground Lot#1 driveway bisects Lot #2 greenway on it. In buffer – It would be nice to have more than one species(blue spruce and white pine). Even though the actual Configuration does not meet the standards is okay. Where the buffer goes down to 50ft. needs a Nice buffer.

Generally, there seems to be no objections to the waivers requested at this time. One more waiver May need to be added, but that won’t be done until the end. Jim Haigney’s comments in his most Recent submitted letter are reasonable. Jim will revise the plans. He was told to submit a 90 day Extension. No comments from the Planning Commission will be offered until it is as clean as Possible.

**Thornton** - This plan should have been sent to DEP in October of 2007. January 3<sup>rd</sup>, 2008 is the

Last review letter that the Planning Commission has to work with. The house number is needed. A motion was made that the Planning Commission deny the January 3, 2008 Thornton review letter unless a time extension is submitted. This motion was passed unanimously. Mr. Thornton and Nick Vistardis will need to be notified. Chairman D'Angelo said she would notify the applicant.

**Ordinance Review Task Force** – This can be started this month at the Planning Commission's Scheduled Work Session. We will have the same documents as the lawyers. The Planning Commission, Woodlands and EAC, Brandywine Conservancy (pro bono) and public will be looking into these revisions. The Brandywine Conservancy is looking for an official invitation from the Board of Supervisors to participate. The Board should do this. Bill Moore said Supervisor Rob Jones had been asked.

Barb would like examples of 2 acres exemptions, all SLDO, Stormwater and zoning changes. If there are other changes that need to be made to make the language clearer, we can do that. Also, other definitions, i.e., "structure" – call them what they are. Look at the zoning tiers that we have (West Vincent Township has this). Look at other language. Stormwater and SLDO go together. Natural Lands Trust will share the update to their Growing Greener module on an as needed basis. We should meet on March 26, 2008 and will notify Betty.

**Report on Sub-Committee for Greenfield project** – Skip McGrew reported that three(3) meetings to date have been held to review technical issues. From the Planning Commission, Skip McGrew and Bill Moore, Supervisor Bryan McDonough, Craig Kologie and Ted Koven from Castle Valley Engineers, Steve Sienna, township solicitor, Albert Greenfield and other consultants he wishes to attend. The focus and overview of this project was gone over again..

It should be noted that under no circumstances does the participation of Skip McGrew and Bill Moore in these discussions represent or reflect the views or thoughts of the Planning Commission itself.

The individuals participating in these discussions are looking at places in the project where there was conflict with the zoning ordinance. Also, there would be discussion on some issues to go through from additional information that was given on the plan. Craig is looking into the amount of building/open space. Does it work out with the calculations given? Where are slopes?

Location of Club House for Golf Club would result in members having to drive there. The alternative proposed would be to move the Club House back behind Lexington Manor area. More traffic would be Devereaux. This is very problematic. Access could be sought with an agricultural strip next to Fairview Church and a gentleman's agreement. Entrance would then be across from Steepleview Road. Albert Greenfield (who was present) doesn't know the final feasibility of removing the nine(9) high rent homes. Traffic would only be on Little Conestoga Road. The clubhouse would be on a premier vista. Public comment was made that this was a problem as a blind spot exists in the road at the area of Little Conestoga and Steepleview when walking and/or crossing the road.

**Round about at Marshall/Little Conestoga/Chalfant Rds.** – The problem is it requires an acquisition of land from neighbors. The traffic consultant agreed it was problematic to move the circle on Greenfield property. Discussions are moving ahead with the traffic circle. Albert Greenfield pointed out that information on this is on his website with the phone number of his traffic consultant.

**Industrial District** – Zoning requires Industrial area to be separated from residential by 200 ft. buffer. Agreement would not be separate tracts. But in the future go back to industrial then improvements would be an issue. That buffer would have to be honored and buildings removed. The township and

Greenfield would have an obligation to new owners. Engineering would be involved. Will try to remove obstacles in this area. Ultimately, there will need to be some ordinance changes.

There are possibilities that lots on Chalfant would be one lot with condo-like ownership. Multi-family dwellings on single lot land when our zoning doesn't say how lots would be configured and ownership figured out. 3 families on minimized – single lot. Issues still involved.

The question remains how much density is too much density? At present, a design that could meet Albert's goals of Tier4 proper lot size(footprints)Does minimum lot size really matter? Proper infiltration should be constructed there. Barb wants to see the right ratios. Albert's firm can show other models of dimensional standards of other developments.

Density – adjusted tract still needs to be figured out. 132 guest suites and how they relate to living space. The Golf Club factors in. How many homes really work on this site? Today, the numbers seem to work out as Albert's people have presented.

The location of the parking lot by the club house in wooded area will be moved to southwest corner.

**Sewage** – idea to use sewage system output – high quality spray system on golf course. Lagoons integrated in golf course design. Can work with Municipal Authority on this to extend the life of the fields.

**Public Water** – ongoing discussion concerning this issue. Next Tuesday, Greenfield will attend the EAC meeting and will bring experts to discuss public water sub-committee. It was determined to proceed with the community water system we have now even though there is still discussion. Barb believes the language is not tight enough in this area. Even if public water use occurs, the golf course would use production wells.

**Marshall Road Crossings** – There are two(2) thoughts on pedestrian crossings(limit in our ordinances). Talked about bridges, tunnels, cart safety. This is the way to go – traffic calming measures would be needed. PENNDOT does not like it. Truck traffic is a problem as well. Making Marshall a township road for control would be of some help. Public comment was made that a tunnel could be done.

**Golf Course as a proportion of the total designated land** – Is less than 50% 60 acres of Golf course around perimeter of Golf Club. 382 acres of greenway. Concern within Golf Club could be considered habitat corridor. Is it possible to meet requirement? We use easements to meet the need. Still need to see how Audubon uses it. Will need to see which way is preferable to township – this still needs to be looked into.

**Steep slopes** – Are man-made steep slopes(from contour changes in quarry). When is a slope a slope? When is it a structure? Now look at it from ordinance's view. Look at how much disturbance there is.

We need to see a plan. An engineering review is needed of what would change on the plan – what the effect would be. Not Class A lands.

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Skip concluded his report that there is a long list of issues that have not been addressed and they will need to be talked about. Albert Greenfield wants to move closer to the design stage. The next meeting is on April 2, 2008 and April 10<sup>th</sup>. All this information will be on Albert's website by mid-April.

The meeting was adjourned at 9:50 p.m.