

MINUTES
WALLACE TOWNSHIP PLANNING COMMISSION
APRIL 9, 2008

The meeting was called to order by Chairperson Barbara D'Angelo at 7:35 PM.

Planning Commission Members present:
Barbara D'Angelo, Bill Moore, Vice-Chairman, Skip McGrew, Ken Nicely, Janet Grashof and Steve Green
Others present: Craig Kologie, CVC; Ann Hutchinson, NLT

I. Minutes

The minutes of March 12, 2008 were approved with the suggested corrections to the draft. Janet will amend the minutes and send them to the township secretary.

The minutes of 1-9-08 were approved with the spelling correction. Skip did not vote as he was not in attendance.

II. Subdivisions in Progress

Bryan – Amy Micka, from Berger & Hayes, presented a sketch plan for 151 Indian Run Road – a 2 lot subdivision, Tier III, just under 16 acres. Five(5) acres with house; minimum greenway is almost 7 acres. Eleven(11) acres with new house and driveway. Easement to be conveyed to the Wallace Trust. Draft conservation easement has been sent to them. Six(6) instead of eighteen(18) sets of plans were submitted. The Planning Commission would recommend that the 18 copies requirement be waived in lieu of 6 copy submission.

The existing shared driveway width is 10 feet, the current ordinance requires 12 feet. The Fire Chief was contacted and after reviewing the proposed plan has given his ok. The PC discussed the fact that since two(2) lots currently share a driveway, an additional lot would have little to no impact. At this point the Planning Commission seems to think this could be okay. A note needs to be added to the plan that the drive will have a cleared width of 15ft. Additional shade trees will not be required because the lot is heavily wooded.

Buffer area – there exists a stone wall which encroaches on the 50 foot area. Approval is being Sought for both to co-exist within the 50 feet buffer. Tier II would have to split down the middle because of impervious surface requirement

Castle Valley Consultants will issue a review letter and will look at future subdivision opportunity, if any.

Trego – In the FRR, 8 ½ acre lot – the existing dwelling and out building would be sold off. A new house would be built on the remaining lot. They own the access. They are looking for guidance from the Planning Commission. The Planning Commission suggested that they hire an engineer who could determine what options are available under township ordinances. The Planning Commission also suggested that they stay in sketch plan.

Popjoy – denial was recommended based on failure of the applicant to submit any plan that has been in full compliance with our ordinances irrespective of any extension request. The recommendation letter to the Board of Supervisors should reference the January 2, 2008 CVC letter. Plan first dated 9-30-05. Last revised plan was dated 12-06-07. 14.45 acres are in Wallace, a Tier III would mean less than 7 lots. Applicant continues to dispute number of lots. A vote was taken regarding recommending denial .Motion to deny was passed 4 –2 with Barbara D'Angelo and Bill Moore against.

III. Old Business

Greenfield –. Sub-committee members noted that a formal presentation was made that included suggested changes and improvements. Albert Greenfield presented the history of the project. The whole project is considered 1 lot. Overall Site Analysis Plan (1-21-08) CVC has reviewed. Greenfield is using 14 consultants.

There will have to be a zoning amendment for this project to move forward. The amendment would avoid endless discussions of how different sections of the ordinance should and could be interpreted in support of the proposed project. The project will also have to meet many requirements of the rescinded ordinances. The latest change has been the addition of a new road access to alleviate additional traffic on Devereux Road Mr. Greenfield announced that he has a gentleman's agreement with Mr. Comstock for land off Little Conestoga Road. One piece of the property would be deeded to the Fairview Church and the other part of the u-shaped ground would be for an entrance to the club house and 11 homes. He stated that he is down to 265 homes because of environmental constraints and the new placement of the country club.

The round about has been moved west, can widen Little Conestoga and Chalfant Roads. Probably will have to relocate the Fortunes who live in the first house.

Marshall Road – the existing drive way stays the same. Two 4-way entrances would be on Marshall. . Penndot is willing and prepared to give Marshall Road to the township with \$4,000 Liquid Fuels. This is an important part of the project for Marshall Road to be maintained and kept safe. The State will keep the Bridge. The applicant is suggesting other traffic calming devices.

The Chalfant Road entrance is moved because of site distance. The applicant may also help with traffic calming devices for this road as well.

Parking is eliminated by park around back of quarry. Traffic would stop at the boat house.

A steep slope issue still exists in the I District. There are 21.6 acres of steep slopes. This is the only area where they will be disturbed. The area planned for the spa may impact some of the slopes.

No parking by Struble Trail –planned for a retention pond. Original 1,008 parking spaces – reduced by 200. Still have three level parking garage and 111 parking spaces at Club House.

Lot sizes – Tier IV will support 298 homes. Additional 20 acres from Comstock process. There will be 3 different lot configurations, the majority will be in Tier IV.

Lot=condominium lots or proxy lot single community-owned lot that 1 building would be built on.

Lots of them work, some do not. Lot sizes really don't matter much because more open space somewhere else. The applicant is trying to stay close to the ordinance, then see what kind of relief is needed. At 275, below density numbers. Long term residence is 37 years.

Mr. John McKay, owner of the Clapp property, was there to question the applicant as to why there had to be so many houses on the Comstock property that the applicant was in the process of acquiring. He gave a short family history. His in-laws owned the land which is now the cul-de-sac called Lexington Manor. The land was sold because of illness. He is concerned about the deal with Mr. Comstock. The McKays have held conversations with Mr. Comstock . What will the impact be on their lifestyle?

Mr. Greenfield noted that he spoke with Mr. Comstock 5 hours ago. Entrance idea comes from the Board of Supervisors. Alternative at time because Devereux Road (20 homes) now is 32 homes. Eleven(11) homes would be in the meadow. Mr. McKay noted that the homes are 50 feet off the Lexington Manor hedgerow. He doesn't like the 4-way stop prospective. He thinks it will destroy their property value. Mr. McKay says it is an emotional issue. A heated discussion ensued. The Planning Commission will take this to heart. The homes in question on the Comstock property would be 5,000 sq. ft. The applicant stated that the number of homes are important to generate money for this project. If homes have to be moved from the meadow area, it will be hard to move density to another part of the tract. 25 homes have been lost in other areas because of setbacks. The best part of the plan is the land. Concern about crossing over Marshall Rd. Mr Greenfield says traffic calming measures will be used and that the applicant would pay for these

The sub-committee meets tomorrow, April 10, 2008. Mr. Greenfield says he is hoping that in a week

he can start the sketch plan which would need ordinance changes. Based on the sketch plan, should we proceed with ordinance changes? Come to the Planning Commission as a sketch plan with zoning changes. Should these questions be addressed they would be asked to the Board of Supervisors. The Board of Supervisors could say yes, address then it would come back to the Planning Commission. The sub-committee will opine on this.

Chairman D'Angelo says the PC will continue to work on revising the rescinded ordinances. At the next worksession we intend to start reviewing the Woodland portions of the ordinances. The Township will not have county grant money until after May to address other zoning and subdivision changes.. We will be dealing with all the ordinances in as organized an approach as possible, and will follow the wishes of the Board.

The meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Janet Grashof