

Wallace Township Planning Commission
Monthly Meeting
August 13, 2008

Attending PC Members

John Frommeyer
Janet Grashof
Jim Mackrell
Skip McGrew
Ken Nicely

EAC Members:

Mark Eshbacher

Also Attending

Craig Kologie, Township Engineer

Meeting was called to order at 7:30pm.

Correspondence:

- Skip mentioned that they had received a letter from the twp solicitor requesting changes to the PCCC ordinance. Requested changes were:
 - Reduce the number of guests suites allowed
 - Change the word “structure” to “building”

Subdivision Updates:

- **Bryan** – A new 2-lot subdivision plan has been received. High nitrate levels in the soils was noted. Craig said he needs some clarification about the Planning Module requirements. He is addressing his questions in a letter so that DEP has confirmation that the plan will not change. Skip made a motion to approve the planning module and Jim seconded. All voted to approve.
- **Smith/Yost** - Issues listed in the last engineering letter have not been addresses. Skip made a motion to deny the application. Ken seconded. All voted to deny the application.
- **Trego Sketch Plan** – A plan drawn by Berger/Hayes and dated July 7, 2008 was submitted by Amy Micka. Skip said that the PC needs written verification that the applicant has agreed to pay the fee for submission. He will check with Betty for that. The plan is a Tier III subdivision of 8.23 acres with an existing private lane. Plan, which overlaps a historic district, calls for retaining the existing barn for harvesting trees. Plan also includes a conservation easement layout, as well as tie in to public sewer. Castle Valley Consultants have reviewed the plan and provided a 8/13/08 memorandum. PC will walk the site on 8/30/08 at 9AM.
- **Popjoy** – Ken explained that the PC has twice recommended that this plan be denied and the Board of Supervisors has granted an extension. Craig noted that the FEMA flood plain maps have changed and that the plan will need to be remapped to accommodate 6 homes.
- **Gulick** – Approval of this plan is pending PECO sign off letter for a 3-property easement. Currently there is a one property easement.
- **Old Orchard** – Mark Eshbacher discussed remediation needs from past pesticide use and recommended that the board hold a public hearing on the issue. General

discussion ensued about the feasibility of scraping off the top 6” of soil for remediation.

Additional Business

- Mark Eshbacher will meet with Green Valley Associates to discuss Pipeline Spraying. There needs to be a better process of landowner notification prior to spraying.
- Bill Moore resigned as Vice-Chairman of the Planning Commission but will remain a PC member..

Respectfully submitted,

Joan Tlush for John Frommeyer