

DRAFT FOR COMMENT

Minutes Wallace Township Planning Commission October 8, 2008

The meeting was called to order by Vice-Chairman Janet Grashof at 7:30 PM

Planning Commission Members present:

Ken Nicely	Janet Grashof
John Frommeyer	Skip McGrew
Jim Mackrell	Bill Moore

Others Present:

Craig Kologie representing Castle Valley Consultants
Ann Hutchinson representing the Natural Lands Trust
Mark Eschbacher representing the Environmental Advisory Council

I. MINUTES

Mr. Moore moved to approve the minutes of the September 24th worksession meeting as presented with the following corrections: Under Popjoy, delete Bill's comments. It is not what he asked. The Flood Hazard line has not yet been moved. Mr. Frommeyer seconded the motion. There being no further discussion or public comment, the motion was unanimously approved. Mrs. Grashof will correct and send to the township secretary with a note indicating approval.

II. CORRESPONDENCE

As listed

III. SUBDIVISIONS IN PROGRESS

Bryan Subdivision

The Planning Module still needs to be signed as well as the conservation easement. One paper is still needed from the County Health Department. No one present to represent.

Ranieri Sketch Plan - Jim Eder from Chester Valley Engineers present. This is a two lot subdivision on 8.6 acres at the end of Denton Drive. 4.8 acres for existing house. 3.7 for new dwelling. This is a Tier 3. Consultant review is needed. Soil testing has been done. Driveway near the property line is a pre-existing condition. Separate greenway area around driveways may be a problem. It should be contiguous. The township engineer and the land planner will review and come back with comments.

Comstock – Dave Bideman of Rettew present with Mr. Ken Comstock. Mr. Comstock has a parcel of 12.5 acres in the FRR along Little Conestoga Road below the Fairview Presbyterian Church intersection. All parcels to be combined into one deed. A deed of consolidation would be needed. Language for such a deed would need to be sent to the township. A number of waivers will be asked for. Mr. Comstock would like to deed 6.1 acres to Fairview Presbyterian Church. This would constitute a lot line change. 6.4 acres

would potentially be sold to Mr. Albert Greenfield who has signed an authorization of equitable ownership of the property with Mr. Comstock. The deed that was conveyed to Mr. Heim has an exception to a 50 ft. right-of-way that borders the parcel in question in Heim's deed.

They want to waive the historic impact study. Mr. Bideman was urged to meet with the Historic Commission to present their plan. There are three Class I historic structures in the vicinity.

V. OLD BUSINESS

Valhalla Brandywine Conditional Use Application Hearings

Mrs. Grashof suggested that the Planning Commission use the services of Mr. Stan Stube to review nay lighting plan submitted for Valhalla Brandywine CU.

Popjoy expiration date – Expiration date is 10/25/08
Seibert expiration date – Expiration date is 10/30/08

Extentions for both mentioned applications should be received by the township before the next scheduled regular meeting.

V. NEW BUSINESS

No new business was discussed

VI. UPCOMING MEETINGS

Supervisor's Meetings – 10/16/08 @ 7:30pm
Planning Commission Meetings – 10/24/08 Worksession @ 7:30pm
All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 9:45 pm.

Submitted,

Approved,

Ken Nicely- Member
Janet Grashof – Vice Chairman

Janet Grashof