

Wallace Township Planning Commission Meeting
November 12, 2008

Attending PC Members

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

Also Attending

Anne Hutchinson, Natural Lands Trust
Craig Kologie, Twp. Engineer

Janet, as acting Chair in Barbara's absence, called the meeting to order at 7:40pm.

Minutes

- Janet asked Joan to resend draft minutes from the working session on 9/24/08 and the 10/24 minutes.
- Minutes from the 10/08 meeting have been sent out for member comments.

Correspondence

- None was discussed although it was mentioned that Upper Uwchlan Twp. has updated their Open Space plan and has forwarded copies to Wallace Twp. The plan will be in the office if anyone wants to review it.

Pending Subdivisions

Marsh Lea Subdivision (AKA Popjoy)

- Joe Ryan from Moser Builders and Adam Brower from E.B. Walsh & Assoc. representing applicant in a request for preliminary plan approval.
- The subdivision is 56 acres total, 14.6 in Wallace Township south of Little Conestoga Rd. There will be 27 houses total in the subdivision – 7 in Wallace.
- Upper Uwchlan twp. has agreed to assume maintenance of the road in the subdivision. Wallace Township has received a letter from the UU Twp. BoS, confirming that UU will take dedication of the road.
- Applicant mentioned that the new soils map does not show the FHWSO in Wallace township now. The revised plan has netted out the hydric soils. Craig furthered clarified that the new map was FEMA-defined, done in 2004. He agrees with the conditions shown in their soils tests.
- Discussion ensued about the 11/06/08 review letter from Castle Valley Engineers
 - Section 1102C – Greenway Conservation Easement
 - Note has been added to the plan and Craig says it is OK. Skip asked who will take the easement and Adam replied that that has not yet been determined. Janet said they would need to finalize that for approval.
 - Section 401J – Trails
 - The applicant stated that UU does not want trails down through the subdivision to connect with the municipal trails on the lake. Skip noted that the WT ordinances require 10% of the greenway to be dedicated to public use and asked where the applicant would do that. Anne cited 1102.B.3 and suggested the applicant consider a fee in lieu of if there was

no appropriate place for public lands. Applicant will get more information about that, as well as a proposed fee schedule.

- Applicant agrees with Craig's recommendations for sections as conditions for final approval: 403.B.10, 502G, 503G, 503I.2, 503.I.3, 615.C.
- It was noted that note #7 about section 613 – sidewalks and paths – was only a comment
- Sect. 617B – the Glen Moore Fire Co. needs to look over the plan to review the proposed hydrant placement. The PC will need a letter from the fire co. giving their approval. Applicant will submit the plan to the GM Fire Co. for approval.
- Section 618 – water supply. Prior plan had shown the water line staying in UU twp. but the revised plan showed it coming down the road ROW through Wallace Twp. Applicant noted that the original plan taking the lines through UU necessitated 3 easements (which are in place) so it seemed preferable to bring the lines down the road. Skip felt that this could perhaps be counter to the township's agreement with Aqua America. The PC strongly recommended that the applicant reconsider trying to run water lines through WT, especially since there is a viable option available by using the easements in UU.
- Section 619 – Sewage Facilities. Applicant requested that component 4A be forwarded for planning module review. Craig noted that the PC needs to fill it out for submission and that the planning module and preliminary approval usually coincide. The WT Solicitor has not forwarded it yet. Skip commented that before WT can decide on this, there needs to be a written plan agreed upon by both townships. At issue is the amount of effluent going back into WT and how that is measured and monitored. Craig told the applicant that the application will not be complete without the sewage agreement.

At this point, member Bill Moore was called out of the meeting and did not return

- Section 620C – Applicant is in the process of getting NPDES and Chapter 102 approvals to satisfy the requirements noted by Castle Valley. They will also note the plan for the binder course, as noted by Castle Valley.
- Section 625B. – Applicant will submit the Homeowners Association documentation before the final plan.
- Section 626B.7 – Applicant will work with Castle Valley to determine what vegetation and landscaping is required.
- Applicant has the Waiver Request form for SLDO 610D.4. allowing the paving specifications to be determined by the UU ordinances. WT must formally agree to that.
- Janet reviewed the next steps for this plan approval. The application is renewed until the end of the year.
 - Resolve issue of the placement of the water line
 - Complete the Sewer Planning Module
 - Resolve the issue around the 10% public lands requirement
 - Contact a land conservancy and make arrangements to transfer dedication

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PC meetings through YE 2008

- 12/10 – regular evening session

- There will not be a working session on 12/24

Old Business – Valhalla Conditional Use hearings

- Traffic plan will be reviewed at the 12/2 CU hearing

Meeting adjourned at 10:30pm