

**Wallace Township
PLANNING COMMISSION
December 10, 2008**

The regular meeting of the Wallace Township Planning Commission was called to order at 7:30 p.m. by Chairwoman Barb D'Angelo.

Members Present:

Barb D'Angelo, Chairwoman
Janet Grashof, Vice Chairwoman
Bill Moore
Jim Mackrell
John Frommeyer

Others Present:

Craig Kologie, Township Engineer
Ann Hutchinson, Natural Lands Trust
Marc Eschbacher, Environmental Advisory Committee

New Business:

Subdivisions discussed:

Raneri Subdivision – Dave Shula was present representing the applicant. Items discussed included the following. The density calculations are incorrect and need to be redone. There was discussion about adding landscape buffer/screening if necessary, perhaps rhododendrons or holly, especially between neighbor and new house. Greenway layout needs more work, applicant will revise. Applicant was reminded he needs to contact a Trust organization to hold the greenway easement. Applicant is attempting to place house within 100' of steep slopes. One corner of rear of house is shown within 75' of steep slope. House could be moved forward, but applicant wants to keep it in line with existing house on property.

Marsh Lea / Popjoy Subdivision – Joe Ryan was present on behalf of the applicant. They had not requested to be on the agenda, but demanded action on their subdivision, as the timeline for review was about to expire and no extension would be granted by applicant. There was much discussion about the developer's decision to run the public water main along Little Conestoga Road instead of utilizing existing easements in Upper Uwchlan as the plan had originally depicted. There are also outstanding questions of an inter-municipal agreement between Upper Uwchlan and Wallace with regard to treatment of and dispersion of sewage. Applicant believes those issues are for final plan, not preliminary plan. Chairwoman Barb D'Angelo made a motion recommending preliminary plan approval with several conditions. The conditions are from issues raised in Castle Valley's latest review letter. They included showing correct construction sequence on plan, showing correct limits of disturbance on plans, waiver to build the road to specifications of Upper Uwchlan since maintenance will be done by Upper Uwchlan, and must have letter from Upper Uwchlan saying they agree to maintain roadway, which will most likely be part of inter-municipal agreement. Ms. D'Angelo furthered added the condition that since the applicant has refused to use existing easements in Upper Uwchlan for running the public water line citing excessive cost, he needs to submit a cost comparison between using the easements and using the ROW of Little Conestoga Road. The motion was seconded by

John Frommeyer. Motion passed with 3 in favor, Janet Grashof voted against, and Bill Moore abstained due to his position on the Board of Supervisors.

Schedule of meetings:

The PC discussed the need for an additional work session due to the ordinance revisions and large conditional use project currently before the Township. It was informally decided the PC would add a second work session on the second Thursday of each month, to be held on an as needed basis, at 7pm. This work session would primarily be used in the short term for drafting suggestions for conditions to the Valhalla Brandywine Conditional Use application, and once that was completed, the session would be used for work on the VPP grant revisions of the ordinances. Chairwoman D'Angelo will send notice of the meeting schedule update to the Board of Supervisors for inclusion in their Organization meeting on the first Monday of January.

The meeting was adjourned at 9:30 p.m.

Submitted by
Barb D'Angelo, Chairwoman