

**WALLACE TOWNSHIP PLANNING COMMISSION
MINUTES
DECEMBER 9, 2009**

The meeting was called to order by Chairwoman Barbara D'Angelo at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo	Janet Grashof	John Frommeyer (arrived 8:00 PM)
Bill Moore	Jim Mackrell	Ward Albert

Others Present:

Craig Kologie representing Castle Valley Consultants
Ann Hutchinson representing Natural Lands Trust

Minutes

November 11, 2009 – Some corrections were suggested and accepted. Jim Mackrell made a motion to adopt, with second from John Frommeyer. All voted in favor. Bill Moore will correct and send to Township

New Business

Seibert Subdivision

The Castle Valley letter (11/04/09) was discussed. The applicant wishes to “phase” the project and therefore “phase” compliance with certain township ordinances.

There was discussion re: an escrow to insure timely compliance and establishment of certain project intermediate points which would “trigger” compliance with ordinance. Acceptable language for this “trigger” to be on plan documents.

Gulick - Fairview

Nick Rakowski (Nave Newell) – Representing Bob Gulick

General Discussion:

Nave/Newell letter 11/23/09-

Response to Castle Valley review 05/08/08

Submitted revised preliminary/final sub. plans

Revised date 11/23/09

Set back specifics need to be on Record Plan – This is a preliminary filing.

Add shared drive waiver request

Change two (2) users to three (3)

Establish lot identifications – address numbers

**WALLACE TOWNSHIP PLANNING COMMISSION
MINUTES (R-1)
DECEMBER 9, 2009**

Timber Harvesting

General question – Do we want ordinance to embrace “stewardship program”?

Barb D’Angelo stated she believes stewardship program is a viable way to go.

Bill Moore stated that although he believed PSATS sample ordinance was vague in some areas (i.e. – does not have permit requirement), he was leaning toward following state guidelines with “voluntary” option to follow stewardship. He also stated that he believed resident Rodger Bender’s submittal was good starting point.

General question – Do we want to do forest management_in timber harvesting ordinance?

Ann Hutchinson – MPC says you can “encourage” maintenance and management of forests.

Mr. Steckle (NLT – Forrester) suggests:

- a. Join Stewardship Program
- b. Follow BMP’s (Best Management Practices)

Barb D’Angelo – Believes we should not attempt to “re-invent” state guidelines.

General Discussion:

Many BMP’s exceed state requirements

Timber Harvesting vs. Forest Management

Timber Harvesting requires permit

There are health/safety requirements

There are roadway requirements

Therefore: use basic state guidelines for Harvesting. Add “stewardship” as voluntary/optional

The meeting was adjourned at 10:30 PM.

The December 23, 2009 meeting was cancelled due to holiday.

The next scheduled meeting...January 13, 2010

Submitted

Chair

John Frommeyer

Barb D’Angelo