

Minutes
Wallace Township Planning Commission
January 8, 2020

Janet Grashof called the meeting to order at 7:37 PM

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore and Justin Wenk

Planning Commission Members absent: None

Also present: Craig Kologie, Township Engineer, Megan Kawamoto and Betty Randzin, Township Manager.

I. MINUTES

Minutes from November 13, 2019 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. The motion was approved.

II. CORRESPONDENCE

The following documents were emailed to the Planning Commission Members and reviewed in the meeting:

- MILA WOODS (MAJOR) SUBDIVISION PLAN (2020-01-07 - Mila Woods Major Subdivision Plan Review.pdf) authored by Craig Kologie
- SOUTHDOWN HOMES – HEIM TRACT SUBDIVISION – PRELIMINARY PLAN REVIEW (2020-01-07 - Southdown-Heim Preliminary Plan 2nd Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Mila Woods Subdivision:

The applicant proposes an 11-lot subdivision of the 26.2 acre tract using the Tier III development option in the FRR Zoning District. It is proposed to have 10 new single family detached homes on lots ranging from 30,731 sq. ft. (0.705 acres) to 38,706 sq. ft. (0.889 acres). Approximately 1,300 linear feet of new road is proposed accessing Little Conestoga Road (SR 4016). A total of 15.55 acres is proposed to be conserved as Greenway Land. Ownership of the open space (Greenway Land) is proposed. Sewer and water will be provided by individual onlot systems.

John Panizza gave a brief overview and reviewed the changes to the plan.

Bob Cichewicz (neighbor) wanted to make sure that there will be a new road connection from the proposed Heim subdivision to this subdivision. As township ordinances require this connection, both developers were charged with coming to an agreement on the connection point.

James Corry (neighbor) voiced a concern about wetlands and the new bridge to be constructed over the creek on the property and how it affects the frogs living in that area.

John Panizza will resubmit in the near future addressing the items that were discussed and the written review completed by Craig Kologie.

Heim Tract Subdivision:

The applicant proposes a 37-lot subdivision (36 residential lots, 1 non-residential lot) of four parcels totaling approximately 72.9 acres using the Tier III development option in the FRR Zoning District. Lots 1 thru 33 are located on the east side of Devereux Road. Approximately 4,500 linear feet of new road is proposed accessing both Devereux Road and Lexington Manor. Lots 34 thru 37 are located on the west side of Devereux Road. These lots will access a proposed private lane. Water will be provided by on-site wells and sewer service will be provided by a community sewer system.

Tim Townes reviewed the changes to the plan.

Easements were discussed for the open space. Wallace Trust is one option.

There will be cluster mailboxes in this subdivision.

Developer was reminded that this development is required by township ordinances to connect with Mila Woods development, and the developers should work together to get the road alignment agreeable to both parties

Tim Townes will resubmit in the near future addressing the items that were discussed and the written review completed by Craig Kologie.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

The PC members discussed the organizational positions:

- Bill Moore made a motion for Janet Grashof as Chairman, Bill Fenn seconded the motion. All voted in favor.
- Bill Moore made a motion for Justin Wenk as Vice-Chairman, Bill Fenn seconded the motion. All voted in favor.
- Bill Moore made a motion for Bill Fenn as Secretary, Justin Wenk seconded the motion. All voted in favor.

Bob Cichewicz has shown interest in becoming a Planning Commission member. He will attend the next few meetings to gauge his interest.

VI. ADJOURNMENT

The meeting was adjourned at 8:33 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission