

Minutes
Wallace Township Planning Commission
January 13, 2021

Janet Grashof called the meeting to order at 7:32 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, Betty Randzin, Township Manager, Tim Townes and Joe Lanier.

I. MINUTES

Minutes from December 9, 2020 were handed out and reviewed. Bill Moore made motion to accept. Justin Wenk seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- Traffic Engineering Review (2020-12-23 Randzin Wallace.pdf) authored by Christopher J. Williams of McMahan Associates
- Preliminary Plan Review (2022-01-06 - Southdown-Heim Preliminary Plan - 4th Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Southdown / Heim Tract

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 was last at the Planning Commission in December.

Items discussed:

1. Tim Townes went through the Plan review, item by item, denoting which items they will comply with. Many of the called out items were minor in nature.
2. There are currently cattle grazing in two areas on the proposed subdivision. This arrangement may stay.
3. They will build a new road from the Lexington Manor cul-de-sac to their new development which is currently a driveway. The Lexington Manor cul-de-sac may be removed.
4. There will be one central set of mail boxes for the development.
5. Some stone walls exist on some of the lots. They will remain as is.

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

VI. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission