

Minutes
Wallace Township Planning Commission
February 10, 2021

Janet Grashof called the meeting to order at 7:32 PM

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

Planning Commission Members absent: Bill Fenn

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

I. MINUTES

Minutes from January 13, 2021 were handed out and reviewed. Bill Moore made motion to accept. Justin Wenk seconded the motion. The motion was approved unanimously.

II. CORRESPONDENCE

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

- Castle Valley Review letter dated 2/8/21 for Mila Woods subdivision
- Castle Valley Review letter dated 2/9/21 for Ferguson Preserve subdivision
- McMahon letter dated 2/10/21 regarding traffic for Ferguson Preserve

III. OLD BUSINESS:

Ordinance revisions. Two draft ordinances were presented for PC input. One was correcting unclear language dealing with corner lots and front yard, side yard setbacks. The second dealt with repairing language regarding multiple accesses to developments and emergency access usage. Discussion ensued. PC members raised the concern of adding language to adequately delineate the back / side yards on corner lots. Craig from CVC will add language requiring permanent delineation through a fence or plantings, that must be maintained permanently. PC will address both ordinances in March, once changes have been incorporated.

IV. NEW BUSINESS

Mila Woods:

Chuck Dobson then spoke on behalf of Mila Woods subdivision. This was just a brief summary of state of development. Fire tank location was questioned as it is near intersection of Little Conestoga and did not want to impede site distance. Also discussed that connecting road between Southdown Homes tract and Mila Woods will need to be completed during infrastructure building phase.

Ferguson Preserve:

Chuck Dobson was present, along with Denise Yarnoff of Riley Riper (ZOOM) and Joe Deluca (ZOOM) representing the Ferguson Preserve subdivision. Discussion items included a waiver request regarding road grades at an intersection within development. The PC determined this design was better suited than previous iterations, and McMahon Consultants agreed the intersection was viable as drawn. The applicant had received a sign off from the GMFC chief regarding the size and location of fire tanks. The entrance road on Little Conestoga did not meet the 1000' distance from the intersection of Little Conestoga and Marshall Rd (930'). PC believes this is adequate and McMahon Consultants agrees.

Janet Grashof then made the following motion,

**PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN
FOR
FERGUSON PRESERVE**

The Wallace Township Planning Commission recommends conditional approval of the PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR FERGUSON PRESERVE, dated January 31, 2020 last revised October 13, 2020. The following sheets are included in addition to the referenced plan set: Overall Title Plan, Sheet 3 of 99, dated January 31, 2020, last revised January 7, 2021; Improvement Construction Plan 'B', Sheet 10B of 99, dated January 31, 2020, last revised January 7, 2021; Improvement Construction Plan 'C', Sheet 10C of 99, dated January 31, 2020, last revised January 7, 2021; Improvement Construction Plan 'D', Sheet 10D of 99, dated January 31, 2020, last revised January 7, 2021; and Road 'C' Profile, Sheet 11D of 99, dated January 31, 2020, last revised January 7, 2021.

With the exception of the waivers listed below, this recommendation for preliminary plan approval is conditioned upon satisfying all comments in the February 9, 2021 review letter from Castle Valley Consultants, Inc. and the February 10, 2021 review letter from McMahon Associates. Additionally, the recommendation for approval is conditioned on the adoption of zoning ordinance amendments addressing dimensional yard requirements for corner lots. In the absence of the ordinance amendment, the applicant will be required to either obtain zoning relief for those lots that do not comply with the zoning ordinance or make the necessary plan revisions for compliance.

The Planning Commission has no objections to the requested waivers from the Wallace Township Subdivision and Land Development Ordinance as listed below.

Subdivision and Land Development Ordinance:

503.B.13. A Waiver to allow Green #4 to be larger than 30,000 sf. Green #4 (37,391 SF) is located within the proposed roadway loops and are intended to maximize the number of homes that can view these greens. The horizontal geometry requirement for proposed roadways required these greens to be larger than the maximum.

501.D.7a A Waiver to provide replacement trees over and above what is provided for buffer enhancement. In lieu of replacement trees, the applicant proposes to provide a Fee in Lieu to be determined.

501.D.7.b A Waiver to forgo the calculation for credit for Heritage trees preserved. Due to the methodology used to generate the Woodland Study, exact location(s) of heritage trees have not been determined.

606.B.5 A Waiver to exceed intersection gradients – Street Intersections Maximum 4%. To connect Road D to Road C in lieu of a cul-de-sac, a minimum of six percent (6%) and greater is required along Road D at the intersection of Road C at intersection stations 21+85 (Road C) and 10+53 (Road D) and at intersection station 18+31 (Road C) and 5+42 (Road D).

608.E. A Waiver from the requirement that intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed four (4) percent within one hundred (100) feet of the intersection to the nearest right-of-way lines. A waiver to allow a slope more than 6%. This is requested because of the existing conditions and the desire for a through connection instead of a cul-de-sac on Road C. At intersection station 18+31 (Road C) and 5+42 (Road D) 4% is provided for 23.77' from the right-of-way line upgradient of the intersection before transitioning to a vertical curve. At intersection station 21+85 (Road C) and 10+53 (Road D) six percent (6%) is provided for a distance of 23.78' from the nearest right-of-way line (downgradient) before transitioning into a vertical curve; and at intersection station 21+85 (Road C) and 10+53 (Road D) for a distance of 95.2 feet from the nearest right-of-way line (upgradient) before transitioning to a vertical curve.

608.D. A Waiver to allow for the entrance along Little Conestoga Road to be less than 1000 feet from the intersection of Marshal Road and Little Conestoga Road. The entrance is 930 feet from the intersection as this location provides the safest location for sight distance measurements.

609.B. A Waiver from the requirement that single access streets shall not exceed one thousand (1,000) feet in length unless they serve fewer than fifteen (15) dwelling units, or unless they are connected to an all-season emergency access road linking it to the public road system. The single access loop road exceed is 1,069.33 feet to the nearest internal intersection. This section of the development is also served by a proposed all-season emergency access to Marshall Road.

617.A. A Waiver is requested to provide three (3) fifteen thousand (15,000)-gallon fire cisterns at the locations shown on the plan. The locations have been determined by the Wallace Township Fire Chief.

Subdivision and Land Development Ordinance (Stormwater Management):

306.K A waiver is requested to allow for the underground stormwater management systems (BMPs 6, 7, & 8) to be closer than the 15-foot setback to lot lines and/or the right-of-way lines. Specific justification for the waiver is described below on a BMP basis.

- BMP 6 is located within 15' of the right-of-way so as not to encroach on the environmental setback, specifically the wetland buffer.
- BMP 7 is located within 15' of the right-of-way so as not to encroach on the riparian buffer applied to the stream (as measured using PA Code 25 Section 102.14.C3).

BMP 8 is located closer to the rights-of-way to minimize the size of the easement on the Ferguson Homestead Lot and to avoid placing an easement on Lot 51.

Justin Wenk seconded the motion. Justin and Janet voted in favor, Bill Moore abstained. Motion passed.

V. OTHER BUSINESS
None

VI. ADJOURNMENT
The meeting was adjourned at 9:20 p.m.

Submitted,
Bill Moore
Wallace Township Planning Commission