

Minutes
Wallace Township Planning Commission
March 14, 2018

Janet Grashof called the meeting to order at 7:30 PM

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore and Bruce Grant
Planning Commission Members absent: John Frommeyer
Also present: Anne Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer, Betty Randzin, Township Manager. Jon Penders of Rouse Chamberlin Management Corporation, Greg Graham, Louis Schneider and Susan Schneider. Robert (Bob) Dwyer and Chuck Dobson of Land Trust Properties.

I. MINUTES

Minutes from December 13, 2017 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 Planning Commission members in reference to the Spring Mill subdivision:

- 2018-02-23 - Spring Mill Final Plan Review.pdf authored by Craig Kologie and dated 2/23/2018.
- Conservation Easement-Wallace Trust - Lot 20 - Mark Up Doc 1.31.18 em edits.docx prepared Riley Riper Hollin & Colagreco.
- Conservation Easement-Wallace Trust - Open Space - Mark Up Doc 1.31.18 em edits.docx prepared Riley Riper Hollin & Colagreco.
- memo Schneider March 9, 2018.pdf authorized by Ann Hutchinson dated 3/9/2018.

The following drawings were emailed to Planning Commission members in reference to the Greenfield subdivision:

- Sketch-Sht-01-Natural Resource-36x48.pdf drawn by Inland Design.
- Sketch-Sht-02-Sketch Plan-36x48.pdf drawn by Inland Design.

Hard copies off all these documents were handed out at the meeting.

III. OLD BUSINESS:

Spring Mill (Schneider) subdivision:

Jon Penders gave an update. They submitted a final plan. The goal is to review the submitted documents, make sure there are no additional comments or requirements and then submit a new revised set of plans for approval.

Anne Hutchinson reviewed her memo on the final plan. Everyone was in agreement with Anne's comments, including Jon Penders.

Craig Kologie reviewed his memo on the final plan. Everyone seems to be in agreement with Craig's comments, including Jon Penders.

No additional issues were brought up.

Jon Penders will address the documented comments and resubmit the final plan for a recommendation from the Planning Commission to the Board of Supervisors to approve the plan.

Article 10:

Historical Commission is working on the tier definitions. Anne will plan on attending a Historical Commission meeting to help with the definitions.

IV. NEW BUSINESS

Greenfield subdivision:

Bob Dwyer of Land Trust Properties discussed the recent history of the subdivision and then gave an overview of the current plan. His goal tonight was to meet with the Planning Commission, present a general subdivision plan and get general feedback on the plan.

It is currently a 160 acre, Tier 4 subdivision with 64 lots. They currently have 2 access roads, with one directly across from a historic house. Comments were made to try to avoid this. They are planning a central sewer system and individual wells.

There were suggestions made around the lot sizes, possible change to tier 3 for some or all of the subdivision, the shape and location of some of the lots, etc.

A date was selected for the Planning Commission members to walk the site with a Land Trust Properties representative.

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

VI. ADJOURNMENT

The meeting was adjourned at 9:03 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission