

Minutes
Wallace Township Planning Commission
April 11, 2018

Janet Grashof called the meeting to order at 7:31pm

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore, John Frommeyer and Bruce Grant

Planning Commission Members absent: None

Also present: Ann Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer, Betty Randzin, Township Manager and Michael Crotty, Township Solicitor.

Jon Penders and Greg Graham of Rouse Chamberlin Management Corporation, and Louis Schneider.

I. MINUTES

Minutes from March 14, 2018 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 made available at this meeting:

- Memo Schneider April 11 2018.pdf, authored by Ann Hutchinson on 4/11/2018, which is her review of the final Schneider plan
- 2018-04-10 - Spring Mill Final Plan Review.pdf, authored by Craig Kologie on 4/10/2018, which is his review of the final Schneider plan
- 2018-04-11 - Spring Mill - Suggested Motion for PC Consideration.docx, authored by Craig Kologie on 4/11/2018

III. OLD BUSINESS:

Spring Mill (Schneider) subdivision:

We reviewed Ann's memo (Referenced above). The Greenway plan needs to reflect the vegetation buffer behind lots 14 – 19. They will add a note on Drawing 21 to reflect this.

The note; "Depending on the lot owners use of the property, the management goals will be adjusted to tailor to the use" must be altered to say that any changes in management goals must be brought before the township.

It was stated that no new homes on lot 20.

Janet Grashof made a motion to conditionally recommend approval of the Spring Mill Final (Schneider) subdivision plan last revised date of March 28, 2018 per attachment A plus edits to notes to delineate land use on pg. 21. The applicant agrees to make changes subject to approval of the Township and use of stone and mulch to prevent run-off.

Bruce seconded. All were in favor. Bill Moore abstained

Greenfield Property:
No changes or additional submissions have been made

IV. NEW BUSINESS

Michael Crotty handed out proposed revisions to two ordinances. Changes included:

- Add a maximum lot width at the building line for tier IV to 100 feet
- Add verbiage around adding delineation of greenway land

Janet Grashof made a motion to recommend adoption of section 404C, Section 1 - Definitions and the addition of a maximum lot width of 100 feet at the building line for tier IV within the table of 404C – Dimensional Standards.

Bill Fenn seconded. John Frommeyer voted against, Bill Moore abstained. The motion was approved.

Janet Grashof made a motion to recommend adoption of the section 503B Definitions with changes to how greenway land will be delineated in 503 B 12 and 13.

Bruce seconded. All were in favor. Bill Moore abstained.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission

Appendix A – Spring Mill - Motion

The Wallace Township Planning Commission, in consideration of the Spring Mill Final Subdivision and Land Development Plan Application of Rouse Chamberlin Homes, Inc. (“Applicant”), dated February 22, 2017, with a last revised date of March 28, 2018 (hereinafter “Plans”) recommends the plans be conditionally approved, subject to the following conditions:

1. Applicant shall comply with all outstanding review comments set forth in the Township Engineer’s review letter dated April 10, 2018, as well as the Township Land Planner’s review letter dated March 9, 2018, which are incorporated herein by reference.
2. Pursuant to Zoning Ordinance Section 1102.A.(4) and SALDO Section 624, Applicant shall submit to the Township a recreation fee-in-lieu of \$43,931.05.
3. Pursuant to Wallace Township Zoning Ordinance Section 1103.A and SALDO Section 503(G), Applicant shall submit an executed Conservation Easement with the Wallace Trust,

and Greenway Ownership and Maintenance Agreement and all other required greenway land documentation to the Township for approval prior to the release of the Plans for recordation (which may be incorporated into the HOA Declarations to be approved by the Township).

4. Applicant shall obtain all necessary permits and approvals from the Pennsylvania Department of Environmental Protection, the Chester County Conservation District, the Wallace Township Municipal Authority, the Pennsylvania Department of Transportation, the Wallace Trust, and all other applicable outside agencies, for approval and construction within the development, subject to the review and satisfaction of the Township.
5. Pursuant to Township SALDO Sections 308 and 309 and prior to release of any Final Plans for recording, Applicant shall deposit with the Township and the Wallace Township Municipal Authority, financial security in an amount sufficient to cover the costs of the public improvements set forth in the development.
6. Pursuant to Township SALDO Sections 310.C. and prior to release of any Final Plans for recording, Applicant shall provide the Township is a digital copy of the Plans in both Adobe© Portable Document Format and CAD format.
7. Pursuant to Wallace Township SALDO Sections 403(I) and 625(B), Applicant shall submit to the Township for approval of the Homeowners' Association Declaration for the proposed subdivision as well as the Homeowners' Association By-Laws.
8. Pursuant to Wallace Township SALDO Section 620, Applicant must obtain an NPDES Stormwater Discharge Permit from the Pennsylvania Department of Environmental Protection and the Chester County Conservation District. Upon receipt, Applicant shall provide the Township with a copy of the same.
9. Pursuant to Wallace Township SALDO Section 620, an erosion and sedimentation control plan must be submitted to the Chester County Conservation District for review and approval. Upon receipt, Applicant shall provide the Township with a copy of the same.

Applicant shall obtain all necessary approvals and shall secure all necessary agreements (e.g., from and/or between the Township, the Wallace Township Municipal Authority, the Pennsylvania Department of Environmental Protection, etc.) necessary to effectuate the proposed public sanitary sewer conveyance, treatment and disposal services for the Development on the Subject Property, all of which shall be subject to the satisfaction of the Township and the Authority. Such outside approvals shall include sewer and trail easement through the Township property sought by Applicant, which shall include provisions for fencing and other protective measures recommended by the Township Engineer and Land Planner regarding such disturbance and encroachment.