

**Minutes**  
**Wallace Township Planning Commission**  
**May 9, 2018**

Janet Grashof called the meeting to order at 7:45 PM

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

Planning Commission Members absent: None

Also present: Craig Kologie, Township Engineer, Betty Randzin, Township Manager and Bob Dwyer of Land Trust Properties

**I. MINUTES**

Minutes from April 11, 2018 were handed out and reviewed. Janet Grashof made motion to accept. Bruce seconded the motion. The motion was approved.

**II. CORRESPONDENCE**

None

**III. OLD BUSINESS:**

Greenfield Subdivision:

This proposal is for 63 homes plus the historic house as a separate lot. This is a Tier IV with the lots about 15,000 sq. feet with seven (7) acres of public land dedication. Bob Dwyer of Land Trust Properties presented an updated subdivision sketch plan incorporating comments from the recent site walk with the Planning Commission and Review comments from the 4/17/2018 Greenfield Sketch Plan.

The access road has been moved. The poplar tree remains protected until further notice. Both sides of the road for the proposed development exceed 1000 ft. (the plan presented is 1800 feet) unless an emergency road connection is used. There is a proposal for extra storage for treated wastewater for the plan to build an onsite sewage system for the subdivision, but relief is not asked for at this time. Some greenway could be lost hence possibly losing 2 lots.

Mr. Dwyer's associate met with the Historical commission and got their feedback on the entrance to the historic property, which has been incorporated into the current sketch plan presented tonight. This lot (4/5 acres about 186,000 sq. ft.) and entrance to the historic property still needs to be defined as well as screening of some sort. Different options were discussed.

Craig Kologie handed out his comments (17 in total), dated 4/17/2018, on the Greenfield sketch plan and they were reviewed.

Article X:

The Historical Commission is still working on Class 2 definitions and is not ready to discuss their proposed changes with the Planning Commission.

**IV. NEW BUSINESS**

None

**V. OTHER BUSINESS**

The May 23, 2018 Work Session is cancelled.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:18 pm.

Submitted,  
Bill Fenn  
Wallace Township Planning Commission