

Minutes
Wallace Township Planning Commission
May 10, 2017

Bill Moore called the meeting to order at 7:36 PM

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

Planning Commission Members absent: Jim Mackrell

Also present: Anne Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer and Michael Crotty, Township Solicitor.

Adam Brower of Edward B. Walsh & Associates and T.R. Moser (Developer).

Jon Penders, RC (Rouse Chamberlin) Management Corporation, Greg Graham and Louis Schneider.

I. MINUTES

None

II. CORRESPONDENCE

The following documents were sent out to the Planning Commission members prior to the meeting:

- 2017-05-09 Marsh Lea Preliminary-Final Review
- 2017-04-05 - Spring Mill Preliminary Plan Review.pdf
- 2017-04-05 Schnieder - Act 537 Review.pdf
- 2017-05-10 Keeping of Animals Draft - 5-10-2017 PC Meeting.docx

III. OLD BUSINESS:

Marsh Lea Subdivision (Popjoy)

Adam Brower presented an overview and several changes.

There is a portion of the subdivision road in Wallace township. This portion of the road will be maintained by Upper Uwchlan Township.

Two fire protection reservoirs (one in Wallace Township) were added to the plan.

They will submit a waiver request for the Fiscal Impact Study.

The open space will not be open to the public, just open to the subdivision.

Joe Stoyack from Upper Uwchlan Planning Commission was in attendance and gave an update of the comments that Upper Uwchlan Township had made.

The width of the road will go to 28 feet wide and not allow parking on the road.

Janet Grashof made a motion for a request for granting of waivers as noted in Craig's letter of May 9, 2017, subject to a letter for justification of each of 402N & 402I. Bill Fenn Seconded the motion. All in favor except for Bill Moore, who abstained.

Janet Grashof made a second motion to recommend conditional final approval for the 20 sheet plan dated 4/17/2016 with the last revised date of 2/9/17 subject to compliance of all necessary documents that are noted in Craig Kologie's letter of 4/9/2017. John Fromeyer seconded the motion. All in favor except for Bill Moore, who abstained.

Spring Mill Subdivision (Schneider)

Jon Penders presented the current thoughts for the subdivision. There are 19 new lots + 3 existing lots = 22 lots total. The entrance is off Britney Lane.

Lots will have individual wells and connection to the existing sewer system at Highspire estates.

Several neighbors of the subdivision were at the meeting and voiced their concerns on water runoff, outdoor lighting, their view changing, etc.

There was a lot of discussion around storm water runoff and what is proposed to deal with it.

A forester will do an analysis of the woods that will be removed and the impact that it will have on the environment.

There will be no street lighting in the subdivision. Residents must meet current lighting ordinances (dark skies).

Jon Penders plans on being at the next Planning Commission meeting on June 14th to address the issues presented.

Keeping of Animals Ordinance

The keeping of Animals Draft document was reviewed and several changes were made. Janet Grashof made a motion to recommend board consideration of the “Keeping of animals” document’s provisions subject to revisions recommended by the Planning Commission. Bill Fenn seconded the motion. All in favor except for Bill Moore, who abstained.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting adjourned at 10:39 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission