

Minutes
Wallace Township Planning Commission
May 12, 2021

Janet Grashof called the meeting to order at 7:36 PM

Planning Commission Members present: Janet Grashof, Bill Fenn and Bill Moore

Planning Commission Members absent: Justin Wenk

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

I. MINUTES

None

II. CORRESPONDENCE

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

- Traffic Engineering Review for Ferguson Preserve (2021-05-07 Randzin Wallace.pdf) authored by Christopher Williams of McMahon Associates
- Heim Tract Preliminary Plan Review (2021-05-12 - Southdown-Heim Preliminary Plan - 5th Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Southdown / Heim Tract

The applicant proposes a 37-lot subdivision (36 residential lots, 1 non-residential lot) of four parcels totaling approximately 72.9 acres using the Tier III development option in the FRR Zoning District. Lots 1 thru 33 are located on the east side of Devereux Road. Approximately 4,500 linear feet of new road is proposed accessing both Devereux Road and Lexington Manor. Lots 34 thru 37 are located on the west side of Devereux Road. These lots will access a proposed private lane. Water will be provided by on-site wells and sewer service will be provided by a community sewer system.

Tim Townes was last at the Planning Commission in January. Tim went through the Plan review document.

Items discussed:

1. Slopes
2. Widening of Devereux road
3. They will match up the trails with the DeLuca (Greenfield) property.

There will be four waivers that they will request, that were discussed in this meeting or in a previous meeting.

It seems that they are close to requesting preliminary approval.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

The Planning Commission would like to note the passing of Dave Bideman – a P.E. and resident of Glenmoore who appeared before us on behalf of many clients. We will miss his professionalism and gentle personality.

Article 10

Bill Moore will meet with John Miller to do a high level review of the classifications.

VI. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission