

Minutes
Wallace Township Planning Commission
June 10, 2020

Janet Grashof called the meeting to order at 7:33pm PM

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

Planning Commission Members absent: None

Also present: Craig Kologie, Township Engineer

I. MINUTES

Minutes from March 11, 2020 were reviewed. Janet Grashof made motion to accept. Justin Wenk seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- Heim Tract Subdivision – Preliminary Plan Review (2020-06-05 - Southdown-Heim Preliminary Plan - 3rd Review.pdf) authored by Craig Kologie and Crystal Hessler
- Mila Woods Major Subdivision Plan (2020-06-05 - Mila Woods Major Subdivision Plan - 3rd Review.pdf) authored by Craig Kologie and Crystal Hessler

III. OLD BUSINESS:

Southdown Homes:

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 reviewed the changes to the plan.

1. They need a variance for lots 29 – 31 as they are less than 100 feet of tract perimeter setback. There are existing homes across the street. They propose to add a buffer of plantings between the existing and proposed houses.
2. Trails will most likely be grass trails and connect with proposed neighboring subdivisions.
3. There will be a road connecting this subdivision and the proposed Mila Woods subdivision.
4. There are a number of items that need to be submitted for review. Tim Townes agreed to submit these.

Jeff Nagorny, an Engineer for Wilkinson Assoc. assisted Tim Townes in answering questions

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission