

Minutes
Wallace Township Planning Commission
July 12, 2017

Jim Mackrell called the meeting to order at 7:30 PM

Planning Commission Members present: Jim Mackrell, Janet Grashof, Bill Fenn, John Frommeyer and Bill Moore

Planning Commission Members absent: Bruce Grant

Also present: Karen Clancy of Natural Lands Trust, Craig Kologie, Township Engineer, Betty Randzin, Township Manager and Greg Graham of Rouse Chamberlin.

I. MINUTES

None

II. CORRESPONDENCE

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

- Forestry Report for Spring Hill Property.pdf
- Memo_Schneider_July_2017.pdf
- Spring Mill Subdivision Off-Site Sanitary Sewer - Twp Portion 7.8.17.pdf
- 2017-07-11 - Spring Mill Preliminary Plan Review#3.pdf

III. OLD BUSINESS:

Spring Mill Subdivision (Schneider)

Greg Graham presented the new plot plan. All lots are now part of the subdivision.

Greg reviewed several waiver requests that they are asking for including:

- Allow non-adjointing Lot 21 containing an existing dwelling to be exempt from the requirement for pedestrian access to Greenway Land
- A woodland evaluation report not be completed for the entire tract, just the woodland evaluation to the proposed disturbance areas
- Exceed the maximum 1,000 foot single access street length.
- A 10,000 gallon fire reservoir vs. the ordinance requirement of 20,000 gallons

It was suggested that a stone driveway be required behind lot #14 for lot #23 to the shared driveway off of the cul-de-sac.

There was discussion on the size of the static water tank being proposed. The ordinance states 20,000 gallons. The proposed tank is 10,000 gallons. The tank could be located outside the development on township property.

There was discussion on the proposed sewer line to be cut between the proposed development and the existing sewer line at Britney Lane. There are a lot of concerns on the impact of a 20' wide path cut through this area. The developer must first address connecting to the central sewer system with the board of supervisors before the Planning Commission can address other issues with running the 20 foot wide path for the sewer line.

Karen Clancy reviewed the major items in the Forestry report and the Natural Lands Trust Schneider Tract conservation subdivision memo. There are possible erosion issues associated with the level spreader along with issues when cutting a 20 foot wide path for the sewer line.

Local residents voiced concerns over the storm water management plans and the amount trees that would be removed.

Further discussions will occur in future Planning Commission meetings before the Planning Commission can make a recommendation to the Board of Supervisors.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 9:31 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission