

Minutes
Wallace Township Planning Commission
July 22, 2020

Janet Grashof called the meeting to order at 6:40 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, Megan Kawamoto, Betty Randzin, Township Manager and Michael Crotty, Township Solicitor.

I. MINUTES

Minutes from June 10, 2020 were handed out and reviewed. Bill Moore made motion to accept. Janet Grassof seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- Brandolini Wallace, L.P. Subdivision Plan Review (2020-07-17 - Brandolini Plan Review - 3rd Review.pdf) authored by Craig Kologie
- Cesarz Tract Plan Review (2020-07-22 - Cesarz Subdivsion Plan 5th Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Brandolini Subdivision

The applicant proposes a 101-lot subdivision of two parcels totaling 193.473 acres using the Tier IV development option in the FRR Zoning District. Lot sizes range from 10,701 – 17,392 sq. ft. The preliminary plan identifies a total greenway area of 141.034 acres, exceeding the 136.041 acres of required greenway area. Two points of vehicular access are proposed– Fairview Road north of Howson Lane and an emergency access off of Devereux Road across from the Devereux administrative offices. Individual on lot wells are proposed for the water service, with sewage treatment and disposal to be provided by a community on lot disposal system with advanced treatment and drip irrigation disposal.

Chuck Dodson of Inland Design presented an updated sketch plan and reviewed numerous items looking for comments from the Planning Commission. Major items discussed were:

1. The plan showed an emergency access to Devereux Road, not a roadway. There was discussion whether a direct connection to Devereux Road would be beneficial.
2. The connection to Devereux Road will require the developer to widen a section of Devereux Road unless a waiver is granted.
3. The plan showed 6 greenways. Greenways 5 and 6 have houses located inside the greenways and do not meet the intent of the requirement. Developer will correct this and move lots around to meet the requirements of the ordinance.
4. It was pointed out that removing a few lots would benefit the overall quality of the development.

5. One ordinance requires a maximum of 100 feet width at the road frontage. Corner lots in theory have two road frontages, which would maximize the lot size to 10,000 Sq. Ft as the max dimensions would be 100 feet by 100 feet.
6. There was discussion on an alternative to the Strubble trail going through this property and would this count as active recreation Sq. footage.

Cesarz Tract

The applicant proposes a 4-lot subdivision of the 9.081 acre tract in the C Zoning District. The Adjusted Tract Acreage is calculated at 8.704 acres. The subdivision uses the area and bulk requirements of the R Zoning District as stipulated in Section 701.A.1. The property is part of the Glenmoore Historic District.

Proposed Lot 1 consists of 5.297 gross acres, contains a Class I Historic Resource and associated accessory structures, and is capable of further subdivision. Proposed Lots 2-4 range from 1.051 – 1.380 acres. Lot 4 contains proposed stormwater facilities that will also serve Lots 2 and 3. A shared driveway is proposed to serve Lots 2-4 and will access Creek Road.

The project will be served by the Glenmoore Wastewater Treatment Plan and domestic water supply will be provided by on lot wells.

Vic Kelly presented the current plan and asked for a recommendation from the Planning commission.

Justin Wenk made a motion to conditionally recommend approval of the preliminary/final plan subject to the applicant satisfying the following conditions:

1. The Applicant shall comply with all items as listed in the July 22, 2020 review memorandum prepared by Castle Valley Consultants, Inc.;
2. All outside agency permits and approvals shall be obtained prior to final plan approval;
3. The land development and escrow agreements shall be provided prior to final plan approval.
4. The executed shared driveway maintenance agreement shall be recorded with the final plan;
5. Utility and drainage easements in a form acceptable to the Township shall be provided prior to final plan approval.
6. A fee in lieu of open space and recreation in the amount of \$2,196.55 per lot, made payable to Wallace Township shall be provided prior to release of the final plan for recording.
7. The applicant shall provide digital copies of all executed plans and associated documents in digital form in a format(s) as specified by the Township; and
8. All documentation shall be subject to review and approval from the Township Solicitor.
9. Confirmation of receipt of the Historical impact study and verification that appropriate mitigation measures such as buffering have been provided.

Bill Fenn seconded the motion. All voted in favor with Bill Moore abstaining. The motion passed.

Mila Woods

The applicant proposes an 11-lot subdivision of the 26.2 acre tract using the Tier III development option in the FRR Zoning District. It is proposed to have 10 new single family detached homes on lots ranging from 30,731 sq. ft. (0.705 acres) to 38,706 sq. ft. (0.889 acres). Approximately 1,300 linear feet of new road is proposed accessing Little Conestoga Road (SR 4016). A total of 15.55 acres is proposed to be conserved as Greenway Land. Ownership of the open space (Greenway Land) is proposed. Sewer and water will be provided by individual onlot systems.

Chuck Dobson of Inland design presented a plan and asked several questions to determine changes that will be required. Major items discussed were:

1. The plan showed a 12' wide, one-way roadway around a greenway. The ordinance requires it to be 18' wide. They were looking for a waiver to 12'. Per comments from Glenmoore fire chief, the PC indicated they were not inclined to recommend that waiver. To meet ordinance requirement, road must be 18'.
2. They are showing a greenway greater than the required 30,000 Sq. Feet, which will require a waiver.

IV. NEW BUSINESS

Vic Kelly of Commonwealth Engineers presented a preliminary plan. There are currently 2 houses on one, 14 acre lot (340 Indian Run Road) owned by Raymond & Patrica Carr. They want to subdivide into 2 lots now (each containing one house) with the provision that they may want to sub divide into a total of 7 lots at a later date. Several suggestions were made on how they could proceed to achieve their goals.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

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

Submitted,
Bill Fenn
Wallace Township Planning Commission