

Minutes
Wallace Township Planning Commission
August 12, 2020

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

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

Planning Commission Members absent: Bill Fenn

Also present: Craig Kologie, Township Engineer, Norberto Rivera, resident, Jim Haigney, Commonwealth Engineers

I. MINUTES

Minutes from July 22, 2020 were reviewed. After discussion and one additional edit, Janet Grashof made motion to approve minutes as amended. Justin Wenk seconded the motion. The motion was unanimously approved.

II. CORRESPONDENCE

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

- Letter from Commonwealth Engineers with regard to ZHB application for Norberto and Deborah Rivera.

III. OLD BUSINESS:

None

IV. NEW BUSINESS

Norberto and Deborah Rivera (1550 Creek Rd) ZHB application was discussed. This is for a single home to be built. Jim Haigney of Commonwealth Engineers provided background. The applicant is seeking a variance to allow increased encroachment on moderate slopes. Ordinance allows 10%, applicant wants 41.9%. They are also seeking relief for a 12% finished grade on driveway (ordinance limit is 10%), to reduce disturbance. Due to the unique nature of the property, this relief would provide the minimum needed to allow property to be built. Discussion included accessing property from Forest Hill Lane. That does not appear to be feasible. A lengthy discussion ensued regarding storm water controls. The Planning Commission expressed concern about runoff coming down driveway and crossing Creek Rd. It was noted that this area already has runoff issues during heavy storms. Haigney agreed it is a concern. Discussion included paving vs stone driveway, trenches along driveway, and possible storm water measures within the PennDOT right of way. Haigney and his client will discuss options before presenting ideas to Board of Supervisors next week. Sight distance looks to be decent in area, but PennDOT would need to approve. At the suggestion of the Planning Commission, Norberto Rivera agreed to legally restrict the property from further subdivision. The Planning Commission will draft a correspondence to the Board of Supervisors and Zoning Hearing Board, suggesting a deed restriction be placed on the property to prohibit further subdivision, and that adequate storm water measures must be incorporated before any relief be granted.

V. **OTHER BUSINESS**
None

VI. **ADJOURNMENT**
The meeting was adjourned at 8:45p.m.

Submitted,
Bill Moore
Wallace Township Planning Commission