

Minutes
Wallace Township Planning Commission
September 12, 2018

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

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore, John Frommeyer and Bruce Grant.

Planning Commission Members absent: None

Also present: Craig Kologie, Township Engineer, John Panizza & Michael Hartman of DH Enterprises, Tim Townes of J Loew & Associates and Dan McKenna of Wilkinson & Associates.

I. MINUTES

Minutes from August 8, 2018 were handed out and reviewed. Bill Moore made motion to accept. John Frommeyer seconded the motion. The motion was approved.

II. CORRESPONDENCE

The following documents were sent to the Planning Commission members for the Heim Subdivision on 9/11/18:

- 2018-09-10 - Southdown-Heim Sketch Plan Review.pdf authored by Craig Kologie
- 2018075sketchB00 01Render (1).pdf drawn by Wilkinson & Associates
- Sketch on Aerial.pdf

The following documents were sent to the Planning Commission members for the Heim Subdivision on 9/11/18:

- Mila Woods Sketch 180815.pdf drawn by DH Enterprises
- Response Letter.pdf authored by Michael Hartman of DH Enterprises

Several letters from residents were handed out at the meeting.

III. OLD BUSINESS:

None

IV. NEW BUSINESS

Mila Woods Subdivision:

John Panizza and Michael Hartman presented their updated sketch plan for the Mila Woods subdivision. The subdivision is located off Little Conestoga road just north of the intersection of Marshall and Little Conestoga roads.

The applicant proposes an 11-lot subdivision of the 28.5 acre tract using the Tier III development option in the FRR Zoning District. Lots 1 thru 10 will allow for 10 new single family detached homes on lots ranging from 36,000 sq. ft. (0.826 acres) to 43,308 sq. ft. (0.994 acres). Approximately 1,300 linear feet of new road is proposed accessing Little Conestoga Road (SR 4016). Lot 11, is proposed to be 17.94 acres and contains an existing dwelling (Class I Historic Resource) and out buildings. They plan on selling the

historical house and barn as a single lot. The subdivision will take access from Little Conestoga Road using an existing driveway.

They will have a formal meeting with the Historical commission in the near future. A walk of the property will be scheduled with the Planning Commission.

Craig Kologie had no written response to this updated sketch plan. Craig said that no major issues with this updated sketch plan jumped out at him. Craig will provide a written response to a future site plan submittal after walking the area with the Planning Commission.

Southdown Homes:

Tim Townes & Dan McKenna of Southdown Homes presented their sketch plan. They met with a number of the neighbors on July 31st. There were many neighbors and residents in the area of this subdivision present.

The applicant proposes a 37-lot subdivision of four parcels totaling approximately 72.9 acres using the Tier III development option in the FRR Zoning District. Lots 1 thru 31 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 32 thru 37 are located on the west side of Devereux Road. Lot 32 will directly access Devereux Road and lots 33 thru 37 will access a proposed private lane. The subdivision will have onsite sewer and wells. This subdivision is proposed to be accessed from Devereux road or Lexington Manor road. This subdivision will be governed by an HOA.

The main comments from the residents in attendance were around traffic. Many residents talked about how bad Devereux road is and how additional traffic would be an issue. Others who live on Lexington Manor commented on how that additional traffic would negatively affect them. Others expressed concerns about the additional traffic on Little Conestoga road. Due to the size of this subdivision, a traffic study will be required.

Both of these proposed subdivisions (Mila Woods & Southdown) abuts each other. There is a possibility that the traffic from Southdown could go through Mila Woods to Little Conestoga road.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission