

**Minutes  
Wallace Township Planning Commission  
September 13, 2017**

Janet Grashof called the meeting to order at 7:32 PM

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

Planning Commission Members absent: John Frommeyer

Also present: Betty Randzin, Township Manager, Anne Hutchinson, Natural Lands Trust and Craig Kologie, Township Engineer.

Jon Penders, RC (Rouse Chamberlin) Management Corporation, Greg Graham and Louis and Susan Schneider.

**I. MINUTES**

Minutes from July 12, 2017 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. The motion was approved.

**II. CORRESPONDENCE**

Two documents were emailed to the Planning Commission members:

- memo Schneider Sept 2017.pdf written by Ann Hutchinson of Natural Lands
- 2017-09-13 - Spring Mill Preliminary Plan Review#4.pdf written by Craig Kologie of Castle Valley Consultants

**III. OLD BUSINESS:**

Spring Hill Subdivision

A 10,000 gallon underground water tank is planned. The ordinance says the Board of Supervisors "may require" a 20,000 gallon tank. As such, the Planning Commission asked for a letter from the fire company stating the development is adequately served with a 10,000 gallon tank, to clarify the previous letter from the fire company, stating they had "no objection" with the 10,000 gallon water tank size.

The longest street is over 1,000 feet. They will require a waiver as this is over the length specified in the ordinance.

There are also several other waivers that will be required in conjunction with the existing houses.

Sewer easement agreement is being drafted and needs to be completed before the Planning Commission can make a recommendation.

One lot with an existing house has a driveway coming in off Springton Road. The owner wants access to remain on Springton Road, but the ordinance requires lots in a subdivision to access only the road of lesser designation if two options are available.

This is a zoning issue, not SALDO, so a waiver is not possible. Suggestions were made to change access to a future proposed development access now, or to eliminate the lot from the subdivision. The latter would cause a loss of greenway, and as such, a loss of one buildable lot from the subdivision.

**IV. NEW BUSINESS**

None

**V. OTHER BUSINESS**

Jim Mackrell passed away on August 27, 2017. Jim will be missed as the Chairman of the Planning commission and the contributions that he has made serving Wallace township.

Because of the Jim's passing, Janet Grashof becomes Chairman. Janet Grashof made the motion for Bill Moore to become Vice Chairman. Bill Fenn seconded. All voted in favor.

**VI. ADJOURNMENT**

The meeting was adjourned at 9:02 p.m.

Submitted,  
Bill Fenn  
Wallace Township Planning Commission