

Minutes
Wallace Township Planning Commission
January 09, 2019

Janet Grashof called the meeting to order at 7:30pm

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore and Justin Wenk
Planning Commission Members absent: None

Also present: Craig Kologie, Township Engineer, Betty Randzin, Township Manager, Megan Kawamo of Castle Valley Consultants, numerous people representing Brandolini and two Wallace Township residents.

I. MINUTES

Minutes from October 10, 2018 were handed out and reviewed. Janet Grashof made motion to accept. Bill Moore seconded the motion. The motion was approved.

Minutes from October 24, 2018 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. The motion was approved.

II. CORRESPONDENCE

The following documents for the proposed Brandolini Subdivision were emailed to the Planning commission Members on 1/08/2019:

- BRANDOLINI TRACT – SKETCH PLAN REVIEW authored by Craig Kologie and dated 1/08/2019 (5 pages)
- Site Visit Report of the Brandolini subdivision authored by Megan Kawamoto and dated 11/08/2018 (6 pages)
- Traffic Engineering Review of the Brandolini subdivision authored by McMahon Transportation Engineers dated 1/04/2019 (4 pages)
- Sketch Plan of the Brandolini subdivision authored by Inland Design dated 10/05/2018 (1 drawing)

III. OLD BUSINESS:

Brandolini Subdivision:

Chuck Dodson presented an updated sketch plan. The plan shows a 105 lot subdivision of two parcels totaling 193.473 acres using the Tier IV development option in the FRR Zoning District. Lot sizes range from 10,000 – 15,424 sq. ft. The sketch plan identifies 48.467 acres of constrained land and 98.046 acres of unconstrained greenway lands for a total greenway area of 146.513 acres, exceeding the 135.471 acres of required greenway area. Two points of vehicular access are proposed – Fairview Road north of Howson Lane and Devereux Road across from the Devereux administrative offices.

Some of the comments made:

- The new sketch plan had a larger set back at the connection to Fairview Road, which was a suggestion made at the last sketch review. It was suggested that a similar setback strategy be used at the connection to Devereux Road.
- It was discussed that there may be an advantage to connect to Fairview Road across from Howson Lane.

- This new subdivision will create significant additional traffic on Devereux Road and surrounding roads. This is backed up by a Traffic Engineering Review done by McMahon Transportation Engineers for the township.
- Numerous comments were made on specific lots on the plan where back yards abutted up to other back yards, back yards abutted up to side roads, etc.
- It was suggested that reducing the number of lots could eliminate many of the concerns being raised.
- It was recommended that they submit at least one more sketch plan addressing some of the points that were discussed along with points that were addressed in Craig Kologie's memo addressing the new sketch plan.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

We welcome Justin Wenk as a new member of the Planning Commission.

It was announced that Bruce Grant has passed away. Bruce was a dedicated Planning Commission member who served the township for many years. He will be missed.

The PC members discussed the organizational positions:

- Bill Moore made a motion for Janet Grashof as Chairman, Bill Fenn seconded the motion. All voted in favor.
- Janet Grashof made a motion for Bill Moore as Vice-Chairman, Bill Fenn seconded the motion. All were in favor.
- Bill Moore made a motion for Bill Fenn as Secretary, Janet Grashof seconded the motion. All were in favor.

VI. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission