

**Minutes
Wallace Township Planning Commission
October 11, 2017**

Janet Grashof called the meeting to order at 7:31 PM

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore and Bruce Grant
Planning Commission Members absent: John Frommeyer
Also present: Anne Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer, Betty Randzin, Township Manager, Jon Penders, RC (Rouse Chamberlin) Management Corporation, Greg Graham and Susan Schneider.

I. MINUTES

Minutes from September 13, 2017 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. The motion was approved.

II. CORRESPONDENCE

Several documents were emailed to the Planning Commission members, printed out for reference during the meeting and reviewed in the meeting:

- Spring Mill Subdivision - E B Walsh & Assoc 9-29-17 ltr - Revisions per NLT ltr dated 9-11-17.pdf written by Daniel H Daley of Edward Walsh & Associates
- Spring Mill Subdivision - Four Step Design Process.pdf – Set of 3 drawings of the subdivision.
- Spring Mill Subdivision - Resource Assessment Report and Greenway Ownership and Management Plan.pdf written by Rouse Chamberlin Homes
- Spring Mill Subdivision - Rouse Chamberlin 9-29-17 ltr - Revised Waiver Request List for 9-29-17 re-submission.pdf written by Rouse Chamberlin Homes
- 2017-10-10 - Spring Mill Preliminary Plan Review#5.pdf written by Craig Kologie
- Email from John Frommeyer with his comments and opinion about the Spring Mill Subdivision
- memo Schneider Oct 2017.pdf written by Ann Hutchinson

III. OLD BUSINESS:

Spring Hill Subdivision:

Janet Grashof read the Email from John Frommeyer with John's concerns.

Ann Hutchinson reviewed her memo in response to the Rouse Chamberlin submittal. The main discussion was Ann's recommendation that there are about 11 trees that could die as a result of the sewer line construction. It was determined that there will be a penalty for each tree that dies as a result of the sewer pipe installation.

There was discussion about the proposed future driveway to the new development from the house on Lot 22, which was built around 1937. The plan shows a future driveway that has 90 degree turns and comes into the back of the house. Since the driveway may be required, it will remain as part of the current plan.

The revised waiver request list for 9.29.17, submitted by Rouse Chamberlin was then reviewed; waiver by waiver. Results are listed in the motion to recommend approval shown below and:

- The relief requested for section 501.D2 needs to state that the woodland evaluation will include the drip line of all trees in the affected area.
- The relief requested for section 503.B.3, all lots must have access to greenway land
- There was a discussion on the length of the private road (1,000 vs 1,086) and resulted in agreement that relief for a longer road would be granted.
- Section 612 E does not require a waiver.
- Waiver relief was recommended for section 626.D, 50 foot buffer area requirement, for the two existing historic homes on lots 20 and 21
- Waiver relief was recommended for section 311.C regarding changes to the bottom of the basin, as approved by Chester County

Janet Grashof made a motion to recommend approval of the Spring Mill plan with conditions from Craig Kologie's subdivision plan review memo dated October 10, 2017 plus the following for each requested waiver:

- Section 501.D2 – The waiver needs to state that the woodland evaluation will include the drip line of all trees in the affected area.
- Section 503.B3 – Recommended as submitted
- Section 609.B – Recommended as submitted
- Section 626.D.2 - Recommended per exhibit B in the Rouse Chamberlin waiver request memo and the historic resource report
- Section 311.C.13 – Recommended as submitted

The motion was second by Bill Fenn. All were in favor except for Bill Moore, who recused himself.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

There will be no working session for 10/25/17

VI. ADJOURNMENT

The meeting was adjourned at 9:17 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission