

Minutes
Wallace Township Planning Commission
October 14, 2020

Janet Grashof called the meeting to order at 7:33 PM

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore and Justin Wenk
Planning Commission Members absent: None
Also present: Craig Kologie, Township Engineer, Megan Kawamoto, Betty Randzin, Township Manager and Michael Crotty, Township Solicitor.

I. MINUTES

Minutes from August 12, 2020 were handed out and reviewed. Bill Moore made motion to accept. Justin Wenk seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- Response to Castle Valley memo dated 7/17/20 (Brandolini - Inland Design 9-22-2020 ltr - CVC Review Memo dated 7-17-2020.pdf) authored by Linda Layer of Inland Design
- Saldo Amendments (Draft SALDO Access and Emergency Access Amendments.pdf) authored by Michael Crotty

III. OLD BUSINESS:

Brandolini Subdivision

The applicant proposes a 101-lot subdivision of two parcels totaling 193.473 acres using the Tier IV development option in the FRR Zoning District. Lot sizes range from 10,701 – 17,392 sq. ft. The preliminary plan identifies a total greenway area of approximately 141 acres, exceeding the approximate 136 acres of required greenway area. Two points of vehicular access are proposed– Fairview Road north of Howson Lane and an emergency access off of Devereux Road across from the Devereux administrative offices. Individual on lot wells are proposed for the water service, with sewage treatment and disposal to be provided by a community on lot disposal system with advanced treatment and drip irrigation disposal.

Chuck Dodson of Inland Design presented an updated sketch plan and reviewed numerous items looking for comments from the Planning Commission. Major items discussed were:

1. There is only one entrance to the subdivision. A second entrance could spread out some of the traffic and may be a better design.
2. The post office requires cluster mailboxes. There was a lot of discussion on where to locate these.
3. They are proposing a Multi-Purpose recreational field. There was discussion on whether the proposed field had value to the township because of its size, parking, slope, etc.

4. They are proposing a lane to a cluster mail box that splits a green to meet the township requirements of individual green size. Eliminating the lane may be a better design.
5. They are proposing one shared driveway for two lots to prevent a driveway being directly across from a road. Eliminating the shared driveway may be a better design.

Deluca – (Ferguson Preserve)

Chuck Dodson of Inland design presented an updated sketch plan showing approximately 63 new homes on approximately 147 acres of which 112 acres will be undeveloped. This subdivision will use the proposed wastewater treatment facility for the 3 new subdivisions. Each lot will have its own well. Entrances will be on Marshall and Little Conestoga roads. This is a Tier 4 subdivision with lot sizes of 7,500 to 17,500 Sq. Ft. The existing historic home is on a 4 acre lot within the subdivision. There is a proposed trail entrance for possible trail connection to the Marsh Creek Reservoir property. The plan also shows an emergency entrance into the subdivision. Many concerns that were voiced at the last meeting have been addressed.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

Michael Crotty reviewed several proposed SALDO changes as follows:

- New requirements to address corner lots.
- Single access streets shall not serve more than 14 dwellings and cannot exceed 1,000 feet long.

These items were discussed, with no actions taking place at this time.

VI. ADJOURNMENT

The meeting was adjourned at 9:43 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission