

Minutes
Wallace Township Planning Commission
November 13, 2019

Janet Grashof called the meeting to order at 7:36 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 and Betty Randzin, Township Manager.

I. MINUTES

Minutes from September 11, 2019 were handed out and reviewed. Bill Moore made a motion to accept. Janet Grashof seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- Traffic Engineering Review (2019-11-06 Randzin Review.pdf) authored by Christopher Williams
- Comments on Cesarz Subdivision (2019-11-07 - M Boggs Comments on Revised Plan.pdf) authored by Matthew Boggs
- Final Minor Subdivision & Land Development Plan for Cesarz Tract (2019-11-08 - Cesarz Subdivision Plan 2nd Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Cesarz Subdivision:

The applicant proposes a 4-lot subdivision of the 9.081 acre tract in the C Zoning District. The Adjusted Tract Acreage is calculated at 8.704 acres. The subdivision uses the area and bulk requirements of the R Zoning District as stipulated in Section 701.A.1. The property is part of the Glenmoore Historic District.

Proposed Lot 1 consists of 5.297 gross acres, contains a Class I Historic Resource and associated accessory structures, and is capable of further subdivision. Proposed Lots 2-4 range from 1.051 – 1.380 acres. Lot 4 contains proposed stormwater facilities that will also serve Lots 2 and 3. A shared driveway is proposed to serve Lots 2-4 and will access Creek Road.

The project will be served by the Glenmoore Wastewater Treatment Plan and domestic water supply will be provided by on lot wells.

Vic Kelly led a discussion on the Cesarz Subdivision. They are proceeding with an historic resource impact study. Vic Kelly also reviewed other sections of Craig's memo on the documents that were submitted.

The proposed water basin area will disturb the moderate slopes and require a variance. The water basin (approx.. 100ft. x 50ft.) will collect water from all 3 new lots.

There was discussion about the buffer on the south border requiring a variance as it is currently less than 50 feet. Suggestions were made to change the driveways and plant trees to improve the buffer with the neighboring lot.

After their presentation, they signed an extension for the plan subdivision as time would have run out.

Mila Woods:

Residents were in attendance to discuss the Mila Woods subdivision. There was no presentation or discussion of the Mila Woods subdivision.

Janet Grashof made a motion to deny the Brandolini/Greenfield plan submission, due to the fact that the 90 day clock will expire before the next Board of Supervisor's meeting, and is currently not in compliance unless an extension is received. Justin Wenk seconded the motion, all in favor except for Bill Moore who abstained.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission