

Minutes
Wallace Township Planning Commission
March 27, 2019

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

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

Planning Commission Members absent: Justin Wenk

Also present: Craig Kologie, Township Engineer, Betty Randzin, Township Manager and Dave Beideman of Beideman Associates.

I. MINUTES

None

II. CORRESPONDENCE

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

- FINAL MINOR SUBDIVISION PLAN FOR JANE M. SHIELDS (2019-03-27 - Shields Final Plan Review _ 2nd Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Dave Beideman of Beideman Associates revised the plan that was presented at the March 13, 2019 Planning Commission meeting. Dave Beideman presented this updated plan and asked the Planning Commission to make a recommendation to the Board of Supervisors for conditional approval.

The applicant proposes a Lot Line Change involving three existing (3) lots with the resultant subdivision consisting of two (2) lots. Proposed Lot 1 will consist of 2.005 acres and is currently vacant. Proposed Lot 2 will consist of 2.805 acres and contains an existing dwelling and accessory buildings. The existing access easement across Lot 1 will be terminated and the access to Lot 2 will be relocated to the newly created fee-simple access strip for Lot 2. An existing parcel (31-4-148.24), created as a 50-wide access strip to the Chalfant property, will be eliminated and incorporated into Lot 1. A "Court Order to Quiet Title" has been provided with the application to document that the Applicant has acquired title to this parcel. Access to the Chalfant property is now provided via Watkins Lane.

Sewer and water will be provided by individual on lot systems. Sewage Facilities Planning is not required for this project as noted in the January 24, 2019 letter from PA DEP.

Janet Grashof made the motion as shown below. Bill Fenn seconded. Bill Moore abstained. Bill Fenn & Janet Grashof voted in favor.

The Wallace Township Planning Commission recommends conditional approval of the FINAL MINOR SUBDIVISION PLAN OF LOT LINE CHANGE FOR JANE M. SHIELDS, dated January 17, 2019 and last revised March 18, 2019.

The recommendation for final approval includes a recommendation to grant the requested waivers listed below:

1. SECTION 1009.A.1. – HISTORIC RESOURCE IMPACT STUDY - The applicant is requesting that the Board of Supervisors waive the Historic Resource Impact Study requirement as provided for in this section. A building envelope restriction and 40' wide vegetated buffer has been provided to mitigate impacts to the historic building on Lot 2. A declaration of covenants will be recorded with the final plan to memorialize the building restriction and vegetated buffer requirements.
2. SECTION 616.A. – MONUMENTS - The applicant is requesting a waiver from the requirement to install concrete monuments to replace the existing property corner markers.

Additionally, the recommendation for final plan approval is subject to the applicant satisfying the following conditions:

1. The Applicant shall comply with all items as listed in the March 27, 2019 review memorandum prepared by Castle Valley Consultants, Inc.;
2. The Applicant shall complete and execute a declaration of covenants to place restrictions, limitations and buffer requirements on Lot 1 as depicted on the plan, which shall be recorded with the final plan;
3. The applicant shall provide digital copies of all executed plans and associated documents in digital form in a format(s) as specified by the Township;
4. Within ninety (90) days of the Final Plan Approval, the final plans shall be recorded by the Applicant in the office of the Recorder of Deeds of Chester County or the plan shall be void. A copy of the recorded plan and receipt from the office of the Recorder of Deeds shall be returned within (15) days after recording; and
5. All documentation shall be subject to review and approval from the Township Solicitor.

It was also noted that the road “Waterview Drive” is misspelled on the drawings and will be corrected to “Waterview Drive”.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 7:46p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission