

Minutes
Wallace Township Planning Commission
June 12, 2019

Janet Grashof called the meeting to order at 7:31 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 March 13, 2019 were handed out and reviewed. Bill Moore made a motion to accept. Janet Grashof seconded the motion. The motion was approved.

Minutes from March 27, 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:

- Mila Woods Subdivision Application (dH Enterprises 6-10-19 ltr - Mila Woods.pdf) authored by Michael Hartman
- Application for approval for Heim subdivision (2019-01 Southdown Homes (Heim Property).pdf) authored by Southdown Homes
- Sketch plan approval for Rebecca Cesarz (2019-02 Cesarz Subdivision.pdf) authored by Scott Risbon, Planebrook Partners
- Sketch plan drawing for Craig Hannum (3429 2-Lot Subdivision Sketch 4-9-19.pdf) drawn by DLHowell

III. OLD BUSINESS:

Southdown Homes:

Nothing was specifically discussed. It was noted that the plan has been submitted to the Board of Supervisors for approval.

Mila Woods Subdivision:

John Panizza (owner) and Michael Hartman presented a preliminary plan showing splitting one two acre lot from the larger parcel of land. Previously, they came to the Planning Commission with a sketch plan showing the entire subdivision. The Planning Commission commented on the subdivision plan that was presented. They are still in the planning stages awaiting soil testing for the larger subdivision. They were asked to define their plans for the subdivision so the Planning Commission understands the long range plan.

IV. NEW BUSINESS**Rebecca Cesarz Subdivision:**

Al Zimmerman presented a sketch plan for creating three new lots along with the current lot which contains a home. The plan shows three new lots which would be approximately 1.2 acres each. The Drakes (neighbor) were in attendance. Each new lot currently has its own driveway onto Creek Road. It was commented that there may be an advantage in using a shared driveway for the three new building lots. It was also noted that there may be a sight distance issue with these driveways connecting to Creek Road. Per the proposed plan, Lot 1 (existing home) could be further sub divided. They believe the new homes will be in the of 4,000 square foot range.

They are planning to connect to public sewer. There may be a capacity issue which they will need to investigate. It was suggested that they come back with a sketch plan to address the comments which were made along with further definition of the subdivision.

Craig Hannum Subdivision:

Craig Hannum (owner) presented that he currently owns 5.5 acres. He wishes to divide the current 5.5 acres into two lots (3.5 acres and 2 acres). Lot 1 has a building permit. The memorandum from Craig Kologie with his comments on the proposed division was reviewed. There will have a common driveway for the 2 lots. The next step is to do more engineering and submit a preliminary plan addressing the comments from Craig Kologie's memorandum.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:46 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission