

**Minutes**  
**Wallace Township Planning Commission**  
**July 10, 2019**

Janet Grashof called the meeting to order at 7:34 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 February 13, 2019 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. Bill Fenn abstained as he was not at the meeting. The motion was approved.

Minutes from June 12, 2019 were handed out and reviewed. Three edits were made to the minutes and then Bill Moore made motion to accept the minutes with the completed edits. 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:

- Updated Sketch Plan (201911\_Sketch Plan Sub 02\_2019\_07-08.pdf) authored by Commonwealth Engineers
- Sketch Plan Review Memo Response (201911\_Review Response\_Sketch Plan\_2019\_07-08.pdf) authored by Allan Zimmerman of Commonwealth Engineers

**III. OLD BUSINESS:**

**Rebecca Cesarz Subdivision:**

Al Zimmerman presented an updated sketch plan for creating three new lots along with the current lot which contains a home. The plan shows three new lots which range from approximately 1.0 to 1.55 acres each.

Commonwealth Engineers submitted a letter addressing Craig Kologie's comments on their initial plan. Craig had no further comments at this time.

The Drakes (neighbor) were in attendance. One new lot has its own driveway onto Creek Road. The other two new lots are using a shared driveway onto Creek Road. It was suggested to have one driveway entrance off of Creek Road for all three new lots. There is no sewer issue. They have reserved the septic capacity from the township. Restricting the building envelope to keep the houses away from neighboring lots was discussed.

**Mila Woods:**

They want to do a minor subdivision so they can sell the existing house and barn on a two acre lot. This lot has a well. They have a signed agreement of sale for the two acre lot they want to subdivide. They finished the percolation on the larger site and plan on further subdividing it. They plan on submitting an updated plan next month to address the issues that were discussed tonight.

**IV. NEW BUSINESS**

Tim Bryant presented a preliminary plan created by Edward B Walsh & Associates

Tim proposes to change the current lot to 2 lots (2.0 acres net and 15.834 net).

The lot is located at the intersection of Indian Run and Barneston roads.

The 2 acre lot cannot be further subdivided. There is a proposed dwelling on the 2 acre lot.

**V. OTHER BUSINESS**

None

**VI. ADJOURNMENT**

The meeting was adjourned at 8:38 p.m.

Submitted,  
Bill Fenn  
Wallace Township Planning Commission