

Minutes
Wallace Township Planning Commission
August 14, 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 Megan Kawamoto.

I. MINUTES

Minutes from July 10, 2019 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:

- Mila Woods Subdivision Minor Subdivision Plan (2019-08-12 - Mila Woods Minor Subdivision Plan Review.pdf) authored by Craig Kologie
- Preliminary Subdivision - Mila Woods Subdivision (Wallace Township - SD-07-19-16012 - Review Letter.pdf) authored by Wes Bruckno of Chester County Planning Commission
- SOUTHDOWN HOMES – HEIM TRACT SUBDIVISION – PRELIMINARY PLAN REVIEW (2019-08-13 - Southdown-Heim Preliminary Plan Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Heim Tract

The applicant proposes a 37-lot subdivision (36 residential lots, 1 non-residential lot) of four parcels totaling approximately 72.9 acres using the Tier III development option in the FRR Zoning District. Lots 1 thru 32 are located on the east side of Devereux Road. Approximately 4,500 linear feet of new road is proposed accessing both Devereux Road and Lexington Manor. Lots 33 thru 37 are located on the west side of Devereux Road. These lots will access a proposed private lane. Water will be provided by on-site wells and sewer service will be provided by a community sewer system.

Tim Townes of Southdown Homes presented their updated sketch plan. Many of the comments from the last meeting were addressed and presented. Open space was discussed and received positive feedback. Tim asked about waiving the perimeter setback from 100' to 50', as allowed in the Township ordinances, in an area that encompasses approximately 4 lots. The Planning Commission declined to comment further on the waiver request until Southdown provides a buffering plan for the affected lots.

Tim addressed many of the items in Craig Kologie's Preliminary plan review document. The other items did not need further discussion.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:48 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission