

Minutes
Wallace Township Planning Commission
September 11, 2019

Janet Grashof called the meeting to order at 7:39 PM

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

Planning Commission Members absent: Justin Wenk

Also present: Craig Kologie, Township Engineer

I. MINUTES

Minutes from August 14, 2019 were handed out and reviewed. Bill Fenn made 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 MINOR SUBDIVISION PLAN (2019-09-10 - Mila Woods Minor Subdivision Plan - 2nd Review.pdf) authored by CRAIG KOLOGIE
- Updated Sketch Plan (Mila Woods Development Sketch Plan 190815.pdf) authored by DH Enterprises
- Natural Resources Plan (Mila Woods Minor Subdivision Plan 190815.pdf) authored by DH Enterprises
- Subdivision Application (Township Response Letter.pdf) authored by DH Enterprises

III. OLD BUSINESS:

Mila Woods Subdivision:

John Panizza (owner) and Michael Hartman (Engineer) presented their updated plan.

The applicant proposes a 2-lot minor subdivision off Little Conestoga Road. The 28.5 acre tract will use the Tier I development option in the FRR Zoning District. The Adjusted Tract Acreage is calculated at 23.06 acres. Proposed Lot 1 consists of 2 gross acres and contains a Class I Historic Resource and associated accessory structures.

Proposed Lot 2 consists of 25.90 gross acres. No improvements are proposed as part of this plan. Sewer and water will be provided by individual onlot systems.

The smaller, 2 acre lot, will not be a part of the future subdivision. This smaller lot will get a new septic system.

John Panizza met with the Historical Commission several times and reviewed the current and future plans with them.

Janet Grashof made the following motion:

The Wallace Township Planning Commission recommends conditional approval of the MILA WOODS SUBDIVISION MINOR SUBDIVISION PLAN, dated June 6, 2019 and last revised August 14, 2019.

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 September 10, 2019 review memorandum prepared by Castle Valley Consultants, Inc.;
2. The Applicant shall either prepare a Historic Resource Impact Study or obtain a recommendation from the Township Historic Commission as to the need for a study for consideration by the Board of Supervisors
3. The Applicant shall provide documentation of Sewage Facilities Planning Module approval from PA DEP.
4. 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; and
5. All documentation shall be subject to review and approval from the Township Solicitor.

Bill Fenn seconded the motion. Bill Moore abstained. The motion passed.

After the motion was approved, John Panizza (owner) stated that he is willing to have a road connecting the future Mila Woods sub division to the Southdown Homes sub division. The Planning Commission supports this connecting road.

Ms. M Kincade (resident) stated that she is concerned about traffic on Little Conestoga road from these new developments. It was further discussed that the Mila Woods and Southdown subdivisions may be connected which would alleviate traffic on the surrounding roads including Lexington Manor.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission