

Minutes
Wallace Township Planning Commission
April 12, 2023

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, Betty Randzin, Township Manager and Michael Crotty, Township Solicitor.

I. MINUTES

Minutes from March 8, 2023 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:

- BRANDOLINI (AKA TRAILS AT MARSH CREEK) SWM MODIFICATION REVIEW (2023-04-11 Brandolini-Trails at March Creek Revised Final NPDES Minor Amendment Review.pdf) authored by Craig Kologie & Crystal Hessler

III. OLD BUSINESS:

TRAILS AT MARSH CREEK (AKA BRANDOLINI)

The Developer submitted a request for a minor modification to the NPDES permit associated with the subdivision in October 2022. The minor amendment includes the redesign of BMPs 4, 5, 6, 6A, 7, 8, 10, 11 and 13. While the SWM revisions have minor impacts on the approved final land development plan, they do not alter the layout or density of the proposed development.

Linda Layer was present to answer questions.

The plan was originally approved in October of 2022. Some value engineering was done leading to changes. The biggest change was moving the storm water from underground to above ground.

John Landan (Wallace township resident) asked why the stormwater was moved from underground to above ground. John stated that underground would be more desirable to the residents. Both underground and above ground are allowed by our ordinances, so the developer has the right to change the stormwater to above ground.

Janet Grashof made the following motion:

The Wallace Township Planning Commission recommends conditional approval of the FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR TRAILS AT MARSH CREEK 91 & 159 DEVEREUX ROAD, dated April 29, 2022, last revised February, 1 2023 (Submitted March 7, 2023).

The plan proposes modifications to a previously approved Plan, dated August 22, 2019, last revised August 3, 2021, for the purpose of modifying the NPDES stormwater discharge permit. The modifications to the NPDES permit include the redesign of BMPs 4, 5, 6, 6A, 7, 8, 10, 11 and 13. While the SWM revisions have minor impacts on the previously approved final land development plan, they do not alter the layout or density of the proposed development.

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

1. The Applicant shall comply will all terms and conditions of the previous final plan approval as approved by the Wallace Township Board of Supervisors on October 6, 2022;
2. The Applicant shall comply with all items as listed in the April 11, 2023 review memorandum prepared by Castle Valley Consultants, Inc.;
3. Modifications to the previously recorded stormwater management agreements shall be made and executed for the operation and maintenance of the proposed stormwater improvements;
4. Modifications to the development agreements and financial security agreements shall be made and executed as required by the Township Subdivision and Land Development Agreement.

Bill Fenn seconded the motion. All voted in favor with Bill Moore abstaining.

MILA WOODS

Janet made the following motion:

The Planning Commission made a motion to deny Mila Woods subject to receiving An extention before the expiration date.

Justin Wenk seconded the motion. All voted in favor with Bill Moore abstaining.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission