

**Minutes**  
**Wallace Township Planning Commission**  
**June 8, 2022**

Janet Grashof called the meeting to order at 7:36 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, Megan Kawamoto, Betty Randzin, Township Manager.

**I. MINUTES**

Minutes from April 13, 2022 were handed out and reviewed. Janet Grashof made motion to accept. Justin Wenk seconded the motion. The motion was approved. Bill Moore abstained as he was not at that meeting.

**II. CORRESPONDENCE**

The following documents were emailed to the Planning Commission Members and reviewed in the meeting:

- ADDENDUM - APPENDIX D Stormwater Management Model Ordinance (220214 Updated Model Ordinance\_Final\_Markedup.docx) authored by Chester County
- Chester County Act 167 Model Ordinance Updates (220214 Stormwater Ordinance Summary of Changes.pdf)
- Matrix of Minimum Mandatory Ordinance Standards (220323 Matrix of Minimum Standards\_Clean.pdf)
- List of Model Ordinance Sections (220325 List of Options for Standards and Requirements.pdf)
- Wilkenson response to castle Valley Letter (20220608\_CastleVal Lt Response.pdf) authored by Joshua A. Castillo, Wilkinson & Assoc.
- Traffic Engineering Review Response (20220608\_McMahon Ltr Responses.pdf) authored by Joshua A. Castillo, Wilkinson & Assoc.

**III. OLD BUSINESS:**

**Southdown / 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 33 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 34 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 was asking for a final approval from the Planning Commission. We reviewed the Wilkinson & Associates response to the Wallace township engineer letter. There were many comments that will require minor changes to the plan. It was decided that the developer would make all the minor changes to the drawings and resubmit the

drawings for another review of the Wallace township engineer with the intent of getting a final approval from the Planning Commission in the July Planning Commission meeting.

Marilyn Kincaid, resident on Lexington Manor since 2012, wanted to verify that all construction vehicles would come in through Devereux road. This was confirmed. Marilyn also asked about a buffer of trees to block the view of the development from her house. The developer is not required to plant trees, but said he (Tim Townes) would meet with Marilyn to look at this.

**IV. NEW BUSINESS**

**Storm water Management plan**

Wallace township must adopt new storm water requirements into the current township ordinances. This is being forced on the township by the state and county. The township has limited say in what is required to be added to the township ordinances. Different options were discussed. Further discussions will occur at future Planning Commission meetings.

**V. OTHER BUSINESS**

None

**VI. ADJOURNMENT**

The meeting was adjourned at 9:11 p.m.

Submitted,  
Bill Fenn  
Wallace Township Planning Commission