

Minutes
Wallace Township Planning Commission
July 12, 2023

Janet Grashof called the meeting to order at 7:35 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 June 14, 2023 were handed out and reviewed. Justin Wenk made motion to accept. Bill Moore seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- DEVEREUX BRANDYWINE SKETCH PLAN (2023-07-12 Devereux Brandywine Sketch Plan Review.pdf) authored by Craig Kologie of Castle Valley Consultants
- DEVEREUX BRANDYWINE SKETCH PLAN DRAWING (Ske7 24x36 (1).pdf) authored by Nave-Newell

III. OLD BUSINESS:

Janet Grashof made a motion to recommend denial of the Mila Woods subdivision based on the latest Castle Valley Consultants review document, subject to an extension being received by the township before Aug 9th. Justin Wenk seconded the motion. All were in favor with Bill Moore abstaining.

IV. NEW BUSINESS

DEVEREUX BRANDYWINE by Nave-Newell

The applicant proposes an 83-lot subdivision which totals 115.46 acres (Adjusted Tract Area). The site, located along Devereux Road, is within the FRR Zoning District and is a Tier IV residential development. The community will be served by public sewer and on lot wells.

Bob Dunne, Denise Yarnoff and Greg Newell represented the proposed development. Denise Yarnoff gave an overview. Greg Newell reviewed the two sketch plans (options A and B). All the existing facility buildings are planned to be removed. The two existing residences are planned to be preserved and sold. The existing sewer, used by the Devereux facility is slightly too small for the development and will need to be increased. The Planning Commission plans to meet with the developer and walk the site prior to the August Planning Commission meeting.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission