

Minutes
Wallace Township Planning Commission
July 13, 2022

Janet Grashof called the meeting to order at 7:29 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 June 8, 2022 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:

- Heim Final Plan Review (2022-07-13 Final Plan Review Heim.pdf) authored by Craig Kologie and Megan Kawamoto
- Mila Woods Preliminary Plan Review (2022-07-12 - Mila Woods Preliminary Plan Review.pdf) authored by Crystal Hessler and Megan Kawamoto

III. OLD BUSINESS:

Southdown Homes - Heim Tract

The applicant proposes a 37-lot subdivision (36 residential lots, 1 non-residential lot) of four parcels totaling approximately 74.977 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.

The applicant was at the June Planning commission meeting where there were some open items that needed to be addressed on the plans. The Castle Valley Final plan document was reviewed. All the open items have now been addressed.

Janet Grashof made the following motion,

The Wallace Township Planning Commission recommends conditional approval of the FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR SOUTHDOWN HOMES – HEIM TRACT SUBDIVISION, dated April 11, 2019, last revised July 13, 2022.

The Planning Commission has no objections to the requested waivers as listed below. The waivers listed below are consistent with the waivers recommended as part of the recommendation for preliminary plan approval.

Zoning Ordinance:

404.C.2. Reduction of tract perimeter setback from 100' to 50'. Lots 1, 29 – 31 do not comply with the 100' tract perimeter setback requirement. The structures on the lots all exceed 50 feet and the applicant has added planting buffers to the plans to create an effective visual buffer.

Subdivision and Land Development Ordinance:

503.B.13. Waiver to allow for Greens size for Open Space Area 'B' to exceed 30,000 sf where the geometry of the development creates a green open space that is greater than 30,000 sf. Based on previous discussions with the Planning Commission, the larger greens will provide for active recreation for the residents of the development.

501.F.3. Waiver to allow disturbance on slopes exceeding 20 percent. Proposed road 'C' will impact less than 3,000 SF of said slopes, some of which currently exist as a cart path.

608.E. Waiver to allow an 8.4% street grade within one hundred feet of the nearest intersection of right of way lines instead of the 4% minimum. Existing conditions on Lexington Manor make the 4% leveling area impossible without negatively impacting existing homeowners.

617.A. A Waiver is requested to provide three (3) ten thousand (10,000)-gallon fire cisterns at the locations shown on the plan, as recommended by the Wallace Township Fire Chief.

Stormwater Management Ordinance:

311.D.6 Waiver to allow drainage swales on the west private driveway and the swale along the main east entrance road to be a maximum of 12% consistent with the proposed driveway which is allowed to be 12%. Proper stabilization is proposed which achieves requirements and no adverse erosion control issue are anticipated or will be permitted. If the sodded swales are determined to be insufficient by the Township Engineer and Chester County Conservation District, then the Design Engineer and Developer will need to implement a plan for piping and structures to effectively manage stormwater runoff to minimize erosion where it is determined to be a problem.

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 July 13, 2022 review memorandum prepared by Castle Valley Consultants, Inc.;
2. The Applicant shall comply with all remaining items identified in the July 13, 2022 review prepared by McMahan Associates, Inc.;
3. A fee in lieu of open space and recreation in an amount agreed to by the Board of Supervisors shall be provided in accordance with Section 624 of the Subdivision and Land Development Ordinance shall be provided prior to recording of the final plan.
4. The stormwater management agreements shall be executed for the operation and maintenance of the proposed stormwater improvements.

5. All outside agency permits and approvals shall be obtained prior to final plan approval;
6. The land development and escrow agreements shall be provided prior to final plan approval.
7. Utility and drainage easements in a form acceptable to the Township shall be provided prior to final plan approval.
8. 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
9. All documentation shall be subject to review and approval from the Township Solicitor.

Bill Fenn seconded the motion. All voted to approve the motion with Bill Moore abstaining.

Storm Water Ordinance

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.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission