

Minutes
Wallace Township Planning Commission
September 08, 2021

Janet Grashof called the meeting to order at 7:31 PM

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

Planning Commission Members absent:

Also present: Craig Kologie, Township Engineer, Megan Kawamoto, and Betty Randzin, Township Manager.

I. MINUTES

Minutes from April 14, 2021 were handed out and reviewed. Janet Grashof made motion to accept. Justin Wenk seconded the motion. The motion was approved unanimously.

Minutes from May 12, 2021 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. The motion was approved unanimously.

II. CORRESPONDENCE

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

- Ferguson Plan Review (2021-09-08 - Ferguson Final Plan Review.pdf) authored by Craig Kologie

III. OLD BUSINESS:

Ferguson Preserve:

The applicant proposes a 63-lot subdivision consisting of sixty-two (62) proposed dwelling units and one (1) existing home. The adjusted tract area is 87.148 acres using the Tier IV development option in the FRR Zoning District. Lot sizes range from 10,822 – 17,346 sq. ft. The final plan identifies a total greenway area of 112.704 acres, exceeding the 112.169 acres of required greenway area. Two points of vehicular access are proposed – Little Conestoga Road south of Seminary Road and Marshall Road east of Creek Road and an emergency access off of Marshall Road. Individual on lot wells are proposed for the water service. The applicant is proposing that the wastewater disposal will be via a community wastewater drip disposal system.

Linda Layer reviewed the final plan

Items discussed:

1. Historic commission still has some questions and needs to do a review of the latest documents.
2. The existing historic farmhouse property was increased to 5 acres
3. PENDOT has approved the two entrances into the subdivision
4. The HOA will maintain the open space and the trails within the subdivision

Janet Grashof made the following motion,

The Wallace Township Planning Commission recommends conditional approval of the FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR FERGUSON PRESERVE, dated January 31, 2020 last revised August 18, 2021.

With the exception of the waivers listed below, this recommendation for final plan approval is conditioned upon satisfying all comments in the September 8, 2021 review letter from Castle Valley Consultants, Inc. and the May 27, 2021 review letter from McMahan Associates.

Subdivision and Land Development Ordinance:

503.B.13. A Waiver to allow Green #4 to be larger than 30,000 sf. Green #4 (37,391 SF) is located within the proposed roadway loops and are intended to maximize the number of homes that can view these greens.

501.D.7a A Waiver to provide replacement trees over and above what is provided for buffer enhancement. In lieu of replacement trees, the applicant proposes to provide a Fee in Lieu to be determined (estimate \$103,000).

501.D.7.b A Waiver to forgo the calculation for credit for Heritage trees preserved. Due to the methodology used to generate the Woodland Study, exact location(s) of heritage trees have not been determined.

606.B.5 A Waiver to exceed intersection gradients – Street Intersections Maximum 4%. To connect Road D to Road C in lieu of a cul-de-sac, a minimum of six percent (6%) and greater is required along Road D at the intersection of Road C.

608.E. A Waiver from the requirement that intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed four (4) percent within one hundred (100) feet of the intersection to the nearest right-of-way lines. A waiver to allow a slope more than 6%. This is requested because of the existing conditions and the desire for a through connection instead of a cul-de-sac on Road C.

608.D. A Waiver to allow for the entrance along Little Conestoga Road to be less than 1000 feet from the intersection of Marshal Road and Little Conestoga Road. The entrance is 930 feet from the intersection as this location provides the safest location for sight distance measurements.

609.B. A Waiver from the requirement that single access streets shall not exceed one thousand (1,000) feet in length unless they serve fewer than fifteen (15) dwelling units. The single access loop road exceed is 1,069.33 feet to the nearest internal intersection.

617.A. A Waiver is requested to provide three (3) fifteen thousand (15,000) gallon fire cisterns at the locations shown on the plan. The locations have been determined by the Wallace Township Fire Chief.

A recommendation from the Wallace Township Historical Commission as to the preservation measures and Greenway land credit for the William Ferguson Farm, a Class I historical resource, should be provided under separate cover. The developer shall be responsible for improvements to the site deemed necessary by the Board to protect public safety.

Subdivision and Land Development Ordinance (Stormwater Management):

306.K A waiver is requested to allow for the underground stormwater management systems (BMPs 6, 7, & 8) to be closer than the 15-foot setback to lot lines and/or the right-of-way lines. Specific justification for the waiver is described below on a BMP basis.

- BMP 6 is located within 15' of the right-of-way.
- BMP 7 is located within 15' of the right-of-way
- BMP 8 is located closer to the rights-of-way to minimize the size of the easement on the Ferguson Homestead Lot and to avoid placing an easement on Lot 51.

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

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 last at the Planning Commission in May. Tim went through the Plan review document.

Items discussed:

1. Cul-de-sac. The Board of Supervisors will make a final decision on the disposition of the existing Lexington Manor cul-de-sac with input from the neighbors

Janet Grashof made the following motion,

The Wallace Township Planning Commission recommends conditional approval of the PROPOSED RESIDENTIAL SUBDIVISION – 113 DEVEREUX ROAD, dated April 11, 2019 last revised August 18, 2021.

With the exception of the waivers listed below, this recommendation for preliminary plan approval is conditioned upon satisfying all comments in the September 8, 2021 review letter from Castle Valley Consultants, Inc. and the September 7, 2021 review letter from McMahan Associates.

The Board of Supervisors will make a final decision on the disposition of the existing Lexington Manor cul-de-sac with input from the neighbors.

Subdivision and Land Development Ordinance:

1. From **SALDO SECTION 608.E** to allow an 8.4% street grade within one hundred feet of the nearest intersection of right of way lines instead of the 4% min.
2. From **SALDO SECTION 501.F.3** to allow disturbance on slopes exceeding 20 percent. Proposed Road 'C' will impact less than 3,000 sf of said slopes.
3. From **SALDO SECTION 503.B.13** to allow greens exceeding 30,000 sf for Open Space area 'B'.
4. From **SALDO SECTION 617.A** requiring a 30,000 gallon reservoir for 31 to 50 lots, to allow three (3) 10,000 gallon reservoirs. This is the preferred layout of the fire marshall based on the layout of the proposed development.
5. From **SALDO SECTION 311.D.6** requiring drainage swales to be a maximum of 9%. In several areas of the site the 9% must be exceeded due to roadway

slopes of 10% and 12% as well as other site constraints such as wetlands and steep slopes.

- A waiver is being requested for swale a1 located along proposed Road 'A'. Swale A1 has a maximum slope of 10%, consistent with the proposed driveway which is allowed to have a 10% slope.
- Waivers are being requested for swales C4 C5 and C6 located along the proposed Private Driveway 'C'. Each swale will be a maximum of 12% consistent with the proposed driveway which is allowed to be 12%.

In the event that the Township Engineer or the County Conservation District determines that inlets and piping are necessary to control adverse erosion conditions, the owner will install additional inlets and piping.

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

Article X:

We will review the historical classifications in our October Planning commission meeting

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission