

Minutes
Wallace Township Planning Commission
October 11, 2023

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: None

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

I. MINUTES

Minutes from July 12, 2023 were handed out and reviewed. Justin Wenk made motion to accept. Bill Moore seconded the motion. The motion was approved.

II. CORRESPONDENCE

None

III. OLD 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. All the existing facility buildings are planned to be removed. The two existing residences are planned to be preserved and sold.

The Planning Commission walked the property with the developer in August.

Debbie Shulski and Greg Newell represented the proposed development. Greg Newell reviewed the two sketch plans (original and updated). There were concerns voiced in the last Planning Commission meeting that some of the proposed lots are too close to the historical house. They moved some lots next to the historical house but there is still a concern that lots behind the historical house are too close.

There was a lot of discussion around how to buffer the view of the houses from the road. Numerous ideas were discussed. The developer will propose solutions in future meetings.

IV. NEW BUSINESS

The Planning Commission had a site visit at 421 Highspire Road at 6:30pm today and looked at a proposed four-lot plan. The owner will present a preliminary plan in a future Planning Commission meeting.

V. OTHER BUSINESS

Jim Kerschner was in attendance. He has submitted an application to the Planning Commission to be a member.

VI. ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission