

Minutes
Wallace Township Planning Commission
October 13, 2021

Janet Grashof called the meeting to order at 7:35 PM

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

Planning Commission Members absent: Bill Fenn

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

I. MINUTES

Minutes of the September 8, 2021 Planning Commission were 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:

- CVC Brandolini Final Plan Review dated October 12, 2021

III. NEW BUSINESS:

The Planning Commission had given Preliminary Plan Approval in November 2020.

There are outstanding documents to go to the plan, waiting for outside agencies approval from what had been submitted in Preliminary Plan Approval.

A motion was made for Preliminary Subdivision & Land Development Plan for Brandolini Wallace,L.P. Motion for Recommendation of Final Plan Approval.

The motion is as follows:

The Wallace Township Planning Commission recommends conditional approval of the FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR BRANDOLINI WALLACE, L.P., dated August 22, 2019, last revised August 3, 2021.

The Planning Commission has no objections to the requested waivers from the Wallace Township Subdivision and Land Development Ordinance as listed below. The waivers listed below are consistent with the waivers recommended as part of the recommendation for preliminary plan approval.

Subdivision and Land Development Ordinance:

503.B.13. Waiver to allow for Green #2 and Green #5 (pending acceptance of alternative shown on Appendix Sheet A2) size 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.

604.H. Waiver to the extent that the applicant will comply with PennDOT's recommendations for Road improvements on Fairview Road for the Highway Occupancy Permit.

604.I. Waiver from providing a fifty (50) foot right of way extension from cul-de-sacs (Dunlap Court and Waynesburg Lane) to adjoining properties. The steep slopes, stream buffer, and wetlands prohibit a traversable connection.

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617.A. A Waiver is requested to provide five (5) fifteen thousand (15,000)-gallon fire cisterns at the locations shown on the plan, as recommended by the Wallace Township Fire Chief.

Subdivision and Land Development Ordinance (Stormwater Management):

306.K. A waiver is requested to allow for sub-surface BMPs 5, 7 and 13 to be closer than the required 15-foot setback to property lines.

For BMPs 5, 7, and 13 is requested to allow for maximum conservation of the woodland areas on site, for placement of systems in the area of best infiltration rates. A SWM easement on the lots provide a 15-foot buffer in lieu of the setback.

A waiver is requested to allow for underground BMPs 4, 6, 8, 9C and 15 to be closer than the 15-foot Setback from the rights-of-ways.

For BMP-4 and BMP-6 the waiver is requested to allow for placement of systems in the area of best infiltration rates and away from limiting zones.

BMP 8 to encroach into the street right-of-way in order to integrate swale inlet structures draining directly into the BMP.

BMP 9C is located as to mitigate stormwater from the access road and improvements to Devereux Road.

BMP 15 is located for maximum conservation of the woodland areas on site, for placement of systems in the area of best infiltration rates, and to integrate inlet structures into the design.

The BMP operation and maintenance for the BMPs will specify obligation to maintain and or repair property if damaged during maintenance operations.

604.H. Waiver to the extent that the applicant will comply with PennDOT's recommendations for Road improvements on Fairview Road for the Highway Occupancy Permit.

The recommendation for preliminary plan approval is subject to the applicant satisfying the following conditions:

1. The Applicant shall comply with all items as listed in the October 12, 2021 review memorandum prepared by Castle Valley Consultants, Inc.;
2. The Applicant shall comply with any remaining items identified by McMahon 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.
4. The following note shall be added to the plan, consistent with the note on the Southdown/Heim plan to address coordination of the road improvements for Devereux Road: "PRIOR TO COMMENCING CONSTRUCTION IMPROVEMENTS ON DEVEREAUX ROAD, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE BETWEEN THE TOWNSHIP AND DEVELOPERS OF ADJACENT TRACTS OF LAND IN ORDER TO COORDINATE ROADWAY ALIGNMENT AND REALTED IMPRIOVEMENTS. IN THE EVENT OF CONFLICTS, MINOR REVISIONS MAY BE REQUIRED."
5. The shared driveway maintenance agreement shall be executed for the driveway to be shared by Lots 2 & 3.
6. The stormwater management agreements shall be executed for the operation and maintenance of the proposed stormwater improvements.

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IV. OLD BUSINESS

ARTICLE X: John Miller representing the Historical Commission reviewed the Suggested Classifications and the substance of the criteria in each of the four(4) classifications with the Planning Commission. Also reviewed was the Historic Inventory List. The Historical Commission will meet before the next Planning Commission meeting to review the language of definitions after discussion with the Planning Commission and cross-reference them with the Department of Interior definitions of historic classifications.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

Submitted,
Janet Grashof
Chairman
Wallace Township Planning Commission