

**Minutes**  
**Wallace Township Planning Commission**  
**November 8, 2023**

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

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

Planning Commission Members absent: Justin Wenk

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

**I. MINUTES**

Minutes from October 11, 2023 were handed out and reviewed. Bill Moore made motion to accept. Janet Grashof seconded the motion. The motion was approved.

**II. CORRESPONDENCE**

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

- MILA WOODS PRELIMINARY SUBDIVISION PLAN (2023-11-02 Mila Woods Preliminary Plan Review.pdf) authored by Craig Kologie

**III. OLD BUSINESS:**

Mila Woods:

The applicant proposes a 15-lot subdivision of the 26.2-acre tract using the Tier III development option in the FRR Zoning District. It is proposed to have 11 new single family detached homes on lots ranging from 19,993 sq. ft. to 35,059 sq. ft. approximately 1,840 linear feet of new road is proposed accessing Little Conestoga Road (SR 4016). A total of 16.79 acres is proposed to be conserved as Greenway Land. Ownership of the open space (Greenway Land) is proposed to be assigned to Lots 12, 13, 14 and 15. Sewer and water will be provided by individual on lot systems.

Wayne Kiefer of R. L. Showalter reviewed the revised plans. There was a lot of discussion around the waivers that they will need to request for distance from the intersection of Walnut Bank Road, steep slopes, woodland disturbances, etc. No decision on waivers was made at this point.

Keystone Custom Homes:

Rob Lewis of Kaplin Stewart, representing Keystone Custom Homes was here to discuss rewriting the ordinance that limits the height of houses to 35 feet. Their permit for building a model home was rejected as it was over 35 feet (as the current ordinance measures it) and the majority of the planned houses are over 35 feet. The proposed houses have walk out basements, which result in the houses being over 35 feet. Rob Lewis explained that they have dealt with this issue before in multiple other Townships. Rob Lewis is requesting that the ordinance be re-written to change how the 35 feet is measured so their planned houses will comply with the new ordinance.

Several issues were discussed including the ability of our local fire department to be able to deal with houses of this height, the possibility of three story houses or other ways of exploiting a more liberal definition of this ordinance.

Janet Grashof made a motion to refer re-writing the ordinance or issuing a waiver to the Board of Supervisors without a recommendation from the Planning Commission. Bill Fenn Seconded the motion and Bill Moore abstained.

**IV. NEW BUSINESS**

None

**V. OTHER BUSINESS**

None

**VI. ADJOURNMENT**

The meeting was adjourned at 8:46 p.m.

Submitted,  
Bill Fenn  
Wallace Township Planning Commission