

Minutes
Wallace Township Planning Commission
August 14, 2024

Bill Moore called the meeting to order at 7:04 PM

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore, Barb D'Angelo and Jim Kershner

Planning Commission Members absent: Justin Wenk

Also present: Craig Kologie, Township Engineer, Betty Randzin, Township Manager, John Miller and Bonnie Radford of the Historical Commission

I. MINUTES

Minutes from July 10, 2024 were handed out and reviewed. Bill Moore made motion to accept. Barb D'Angelo seconded the motion. The motion was approved.

II. CORRESPONDENCE

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

- Devereux Foundation Preliminary Subdivision and Land Development Plan Review (2024-08-14 Devereux Road (CV080136.1) - Preliminary Plan Review Letter #1.pdf) authored by Craig Kologie.

III. OLD BUSINESS:

DEVEREUX BRANDYWINE by Nave-Newell

The Applicant, Devereux Foundation, proposes to subdivide and develop the properties at 160 and 175 Devereux Road (UPI 31-4-60 and 31-4-70 respectively) with 83 new construction single-family detached residential dwellings as a Tier IV residential development. The parcels are located on opposite sides of Devereux Road north of Creek Road within the Flexible Rural Residential (FRR) District.

Greg Newell reviewed the preliminary plan. The plan lacked significant detail and was more like a sketch plan. The Castle Valley review of the plan yielded 115 comments, many of which documented details that were lacking. Back in October of 2023, Greg Newell reviewed his sketch plan with the Planning Commission and there were significant discussions around several key topics including the historic Croft house, among others. This new preliminary plan addressed some of the issues, but did not address some of the major issues that had been discussed.

Some of the items discussed were:

- The historic Croft house must have enough of a border around it to make it attractive to a buyer to restore it. The fear is that the current plan does not have adequate appeal for buyers and therefore, the historic house will not be purchased and renovated. The issue is not with the total acreage, but with the close proximity to the road behind the house and how close it is to a few proposed new houses. This was the same basic discussion that was had back in October of 2023. The Planning Commission suggested that it might be better to figure out

what lot is required to make the Croft house attractive to a buyer vs. making the minimum impact to the proposed subdivision.

- There are additional historic structures such as the carriage house and the spring house that the plan does not show and therefore appear to be demolished as part of the plan. In accordance with Article X and other township ordinances regarding protection of historic features, it was made clear that the detail of every historic building/structure needs to be clearly defined as to whether it's proposed to be demolished, refurbished, adaptively reused, etc. It was also stated that the township would likely want to preserve the carriage house and the spring house along with possibly some other structures.
- The boulder field should be preserved without incorporating a stormwater basin or other changes that would detract from the natural beauty of this feature.
- Greg Newell discussed breaking off the Croft house from the subdivision. This does not solve the overall problem of making sure the Croft house gets restored. The planning commission again made it clear that there needs to be a viable plan for the Croft house to be restored.
- There were also numerous minor discussions around some of the 115 items in the Castle Valley Preliminary Subdivision Review.
- It was made clear to Greg Newell that the plan in its current state lacks the detail for further comments at this time.

IV. NEW BUSINESS
None

V. OTHER BUSINESS
None

VI. ADJOURNMENT
The meeting was adjourned at 8:41 p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission