

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
MARCH 17, 2004**

The Chairman called the Regular Meeting of the Wallace Township Board of Supervisors to order on Wednesday, March 17, 2004, at 8:15 AM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman
Jane M. Shields, Vice Chairman
Robert V. Bock, Member

PUBLIC COMMENT

None.

CORRESPONDENCE

1. Mary Ann Rossi to Andrew Rau, dated 3/8/04, re: Estate of William Chalfant (Lot #30 – Chalfant subdivision)
2. Dan Shoemaker to Dept. of Environmental Resources, dated 3/9/04, re: Chapter 94 report of the Wastewater System
3. Andrew Rau to Board of Supervisors, dated 3/10/04, re: settlement agreement between Upper Uwchlan and Wireless Tower Group pertaining to the cell tower application from Omnipoint
4. DEP to WTMA, dated 3/10/04, re: Rorke/Wadsworth permit application for wastewater treatment system
5. DeVal Soils to U.S. Fish & Wildlife Service, dated 3/11/04, re: water resources impact study report for the Hankin tract

FIRE COMPANY

None. Issue regarding purchase of the new truck will be placed on the agenda for the next meeting.

ROAD REPORT

None.

PLANNING COMMISSION

Skip McGrew reported that the applicants for the Bernard and Wheeler sketch plans were not present. Some discussion regarding the Wheeler tract took place. The Wheeler tract is located on Creek Road just south of Glenmoore Village. The sketch plan presented at the last meeting anticipates 21 housing units on 28.4 acres. The PC walked the property on Sat., Feb. 14th and discussed a range of options for location of the housing units, access roads and the greenway. Various potential trail routes were also discussed. Ms. Krentel asked about the trail possibilities. The tract to the west of the Wheeler tract is owned by the Krentels under a conservation

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easement to the Wallace Trust. Potential trail routes connecting Burgess Park with Springton Manor Farm and the Wallace Municipal Authority property run through this tract. Whether the owners of these properties would grant access for trails is currently unknown. Dorothy Kirk was present from the Trails Board and she stated that she will discuss this with the Trails Board at their next meeting. The PC also discussed the Township's Act 537 plan and the process to provide additional sewage capacity from the Municipal Authority. Mr. Kologie explained that the developer's Planning Module would contain the needed revisions.

A proposal for the overhaul of the SALDO was submitted by Craig Kologie and the Planning Commission will discuss this issue at their next meeting.

Mr. Minissale suggested that the Zoning Ordinance be revised to use deed restrictions instead of conservation easements to prevent further subdivision of the open space in small subdivisions. He noted that conservation easements are burdensome and often serve no purpose in open space protection. The PC agreed to develop ordinance language to give the Township the option to accept a deed restriction in lieu of a conservation easement.

Dorothy Kirk presented a rough sketch of a lot line change that would increase her property to the ten acres required for Act 319. In doing this a lot would be created that is smaller than 2 acres. Mr. Schneider stated that he is not concerned with the creation of the smaller lot but is concerned that an increase to her property would allow for additional building lots if the property was every subdivided. Mr. Moore stated that if she enters Act 319, she would have to pay back taxes if she chooses to subdivide.

SUBDIVISIONS

None.

OLD BUSINESS

Robert Lonsdorf of Brandywine Valley Association presented the Upper East Branch, Brandywine Creek Watershed Conservation Plan. Mr. Lonsdorf gave a brief overview of the plan. A copy of the plan is available for public review at the township office. A Resolution to support to Upper East Branch, Brandywine Creek Watershed Conservation Plan was also presented to the Board for approval. Mr. Bock moved to support the recommendations presented by Mr. Lonsdorf, in the Upper East Branch, Brandywine Creek Watershed Conservation Plan. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Discussion regarding the open space referendum will be placed in the agenda for the next meeting.

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Discussion regarding the open space easement for ½ of Alice Park will be placed on the agenda for the next meeting.

NEW BUSINESS

Volunteer needed as representative for Downingtown Library. Mr. Schneider suggested that we place a notice in the township newsletter as well as posting it on the website.

Ms. Shields suggested that the township look into a new scanner for the office. She stated that it would save a lot of time if documents have to be retyped. It would also allow correspondence to be forwarded to the board and also make it easier to post documents on the website. It was suggested that the township secretary look into costs and models that would work best in the office.

PUBLIC COMMENT

Bitten Krentel of the Wallace Trust was present to discuss the maintenance program that is to be instituted on the Lamb Tavern Preserve. The Trust would like to inform the adjoining neighbors of the plan and how maintenance will be performed. They would like to place on the agenda for the supervisors May 5th meeting to receive public comment. Mrs. Krentel asked if the Deed for the transfer of the property from the Trust to the Township has been recorded? The secretary informed her that it has been sent to the County for recording but has not come back yet. Mrs. Krentel stated that a copy of the filed deed must be sent to DCNR.

John Steimer of Century 21 was present to inquire as to the status of Lot #30 in the Chalfant development. He was advised by Mr. Schneider that the board was still awaiting a response from their solicitor and had no further information. The township secretary stated that she would contact the solicitor and inquire as to his progress.

A proposal was received from Castle Valley Consultants to perform a complete overhaul of the SALDO. Mr. McGrew stated that the Planning Commission did review the proposal and the only suggestion they would have would be to remove printing costs. Ms. Shields stated that printing fees should remain if it is for review only. Mr. Kologie stated that is what the printing cost is for and once final, copy would be submitted electronically. Ms. Shields moved to accept the proposal submitted by Castle Valley Consultants for the overhaul of the SALDO. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider announced that an executive session was held to discuss procedures for handling the Hankin application once it has been submitted.

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ADJOURNMENT

Meeting adjourned at 9:30 AM. Next meeting is Wednesday, April 7, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary