

**APPROVED**

**Minutes  
Wallace Township Planning Commission  
February 11, 2004**

The meeting was called to order by Chairman Skip McGrew at 7:35 PM

Planning Commission Members present:

Barbara D'Angelo     Steve Green  
Janet Grashof         Skip McGrew  
Steve Minissale

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Elaine McGrew, Historical Commission Liaison  
Ann Hutchinson, Natural Lands Trust  
Jen Harkins representing the Wallace Trails Association  
Ken Nicely, Wallace webmaster

**I. MINUTES**

Ms. Grashof moved to approve the minutes as presented. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

A list of Correspondence received for the February meeting is attached hereto and made a part hereof.

**III. SUBDIVISIONS IN PROGRESS**

**Wheeler Tract Subdivision Sketch Plan**

Mr. Clay Chandler representing the Heritage Building Group presented this sketch plan. Also present were Jim Haigney – Commonwealth Engineering and Lou Colegreco and Theresa Lemy – Riley, Riper, Hollin and Collegreco. The Wheeler tract is located on Creek Road just south of Glenmoore Village. The primary building is currently an assisted living facility known as Colonial Acres. The applicants intend to restore the existing building to a single-family residence as a part of a Tier IV subdivision of 21 units. The 13 unit public sewage capacity presently assigned to the assisted living facility would be reassigned to the new housing units and additional capacity will be sought from the Municipal Authority. Mr. Chandler reported that the Authority will supply additional capacity if the Township revises its Act 537 Plan accordingly.

Mr. Chandler further asserted that the 28.4 acre tract will be sufficient to provide for the lots at 15,000 to 17,500 square feet and 60% open space. His plan shows the existing house as a part of a .75 acre "preservation lot", but he was advised that the maximum Tier IV lot size is 17,500 square feet unless a class 1 historic resource is involved. He was also advised that the PC could not comment on lot configuration or any of the other details until a property walk is completed; and the area context plan and four-step process is submitted.

Ms. Harkins pointed out that there are horse trails in the area and that some potential exists for connections between Burgess Park, Glenmoore Village, and Springton Manor Farm. She agreed to discuss these possibilities with the Trails Association. Mr. Chandler expressed a willingness to consider public trails on the property. A public land dedication of 2.8 acres is required and may be adequate for this purpose. In addition Mr. Chandler proposed an additional public land dedication in order to earn a density bonus which would provide for the 21<sup>st</sup> lot.

The PC and the applicants agreed to a property walk on Saturday, February 14 at 9:00AM

#### **IV. OLD BUSINESS**

##### **Uncommitted Land**

The Township Solicitor has not responded to the Commission's proposal to amend the zoning ordinance restrictions on Uncommitted Land.

##### **Subdivision Application Package**

The revised application package as developed at the PC work session on January 28<sup>th</sup> was reviewed. Changes are intended to improve the application review process particularly for small subdivisions. Ms. D'Angelo moved to submit the revised package to the Board of Supervisors for implementation. Mr. Minissale seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

##### **Fence setbacks**

The proposed revision to Section 1205 of the Wallace Township Zoning Ordinance as modified at the January 28<sup>th</sup> work session was reviewed. This revision would allow fences and walls to be placed on the property lines when the property owner can prove the location of the property line and access to both sides for maintenance. Ms. Grashof moved to submit the proposal to the Board of Supervisors for further review by the Township Solicitor and the County Planning Commission.

##### **Small Subdivisions**

Proposed revisions to the Subdivision and Land Development Ordinance were discussed as a part of the ongoing project to update this ordinance and improve the process for small subdivisions.

The proposed "lot line change" category of small subdivision was reviewed. Ms. Hutchinson observed that this process, though designed to facilitate simple movement of lot lines between adjacent properties, could be used by developers to manipulate lot sizes. It was agreed, however, that this change was needed to simplify this type of subdivision, several of which have occurred in Wallace in recent years.

The proposed "land transfer" category of small subdivision was also reviewed. This change would exempt subdivisions creating only one additional lot of 10 acres or greater from the requirement for a covenant barring further subdivision. Thus land owners could convey large lots for estate planning or other purposes without being forced into full subdivision to maintain property values. Again recognizing that streamlining this type of

subdivision presents some risk of misuse by developers, the PC agreed to accept this category as defined.

The next step in the ordinance revision process is a determination of the subdivision plan content requirements associated with each category. A work session to examine that question was scheduled for February 25<sup>th</sup>.

**V. NEW BUSINESS**

**Township Website**

The potential for the township website as a productivity tool for the PC was discussed. Ken Nicely agreed to establish areas for posting documents. One would be available only to PC members and would be used to display preliminary documents not yet approved. The other would be open to the public and would display approved documents and items of general interest. It was also agreed that a zoning map should be displayed showing subdivisions in progress or pending.

**VI. UPCOMING MEETINGS**

Planning Commission Work Session – 2/25/04 @ 7:30 pm  
Planning Commission Meeting – 2/10/04 @ 7:30pm  
Supervisor’s Meetings – 2/18/04 @ 8:00 AM and 3/3//04 @ 7:30pm  
All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 9:15 pm

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Murray G. McGrew, Chairman  
Wallace Township Planning Commission