

APPROVED

**Minutes
Wallace Township Planning Commission
March 10, 2004**

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

Planning Commission Members present:

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

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer
Dorothy Kirk representing the Wallace Trails Association
Bitten Krentel representing the Wallace Trust
Ken Nicely, Wallace webmaster

I. MINUTES

Mr. Minissale moved to approve the minutes as presented. Ms. Chady seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

None

III. SUBDIVISIONS IN PROGRESS

Wheeler Tract Subdivision Sketch Plan

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. No one appeared to represent the developers of the Wheeler tract.

It was noted that the PC walked the property on Saturday February 14 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 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.

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.

Status of Other Pending Subdivisions

Mr. McGrew noted that applications are expected in the near future from Popjoy, Old Orchard, and Devereux. The Bernard subdivision update proposal is also expected by the next meeting.

IV. OLD BUSINESS

Uncommitted Land and Fence Setbacks

The Township Solicitor has not responded to the Commission's proposals to amend the zoning ordinance restrictions on Uncommitted Land and fence setbacks.

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 classification of subdivisions was reviewed and reaffirmed. Mr. McGrew agreed to revise the language to clarify that all of the categories were in fact subdivisions under the Municipalities Planning Code.

The proposed change to the Zoning Ordinance associated with the "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. It was agreed that the revision would be a conditional use and that the Board of Supervisors would have the option to require supplemental land development agreements to assure that future subdivisions would comport with the Comprehensive Plan.

The PC then reviewed the application requirements for subdivisions and agreed on a schedule of exceptions for small subdivisions. It was noted that Mr. Kologie will submit a proposal for a complete overhaul of the ordinance. If the Board of Supervisors accepts this proposal, the PC will submit its recommended changes to Castle Valley for inclusion in the overall revision. The final drafts of the PC's recommendation will be reviewed at the next meeting of the PC.

V. NEW BUSINESS

Conservation Easements for Small Subdivisions

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.

Kirk Property Lot Line Change

Dorothy Kirk presented a rough sketch of a lot line change that would increase her property to the ten acres required for Act 319. Mr. McGrew agree to discuss this proposal with the Board of Supervisors.

VI. UPCOMING MEETINGS

Planning Commission Meeting – 4/14/04 @ 7:30pm
Supervisor's Meetings – 3/17/04 @ 8:00 am and 4/7/04 @ 7:30pm
All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 10:00 pm

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission