

**Minutes  
Wallace Township Planning Commission  
May 12, 2004**

The meeting was called to order by Chairman Skip McGrew at 7:30 PM

Planning Commission Members present:

Susan Chady                      Bill Moore  
Barbara D'Angelo              Skip McGrew  
Janet Grashof

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Dorothy Kirk representing the Wallace Trails Association

**I.     MINUTES**

Ms. D'Angelo 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**

As listed

**III,   SUBDIVISIONS IN PROGRESS**

**Edgemoore Run (formerly Bernard)**

No one appeared in connection with this plan. Mr. McGrew reported that the Board of Supervisors voted to approved a modified final plan for this subdivision if the conditions outlined in Mr. Kologie's letter are fulfilled and if the Historical Commission approved a plan note on access to the property.

**Wheeler Tract Subdivision Sketch Plan**

Ms. Lemley of Riley Riper et al. along with Mr. Tresslar and Ms. Seidel of Heritage Land Group appeared in connection with this plan. Neighboring property owners Mr. Cook and Mr. and Mrs. Eschbacher were also present.

Mr. Cook presented a series of photos showing mature trees near the proposed building envelopes on the north side of the tract. He provided an alternative plan that would move the northern most row of houses to the south and relocate several of the units toward the middle of the building cluster. This plan, he felt, would protect the trees he had identified, but would also place building envelopes in the central hedge row.

Mr. John Snook, senior advisor for the Brandywine Conservancy and representing Mr. Cook and the Eschbachers, presented several alternative plans. The last of these plans place the majority of mature trees near building lot lines where they might be better protected and pulled building lots away from the established wooded area in the northwest corner of the tract. This was accomplished without serious encroachment on the central hedgerow and proposed village green. Mr. Tresslar felt that the plan may be

workable subject to review by his engineering staff. The Planning Commission indicated that the plan appeared to meet the concerns expressed during the sketch plan discussion, but noted that the expanded open space corridor on the north side would have to be protected from encroachment. Since both the applicant and the neighbors object to a trail in that corridor, a landscape plan with adequate density would be required in order to include it in the greenway calculation. It was noted, however, that no plan could be approved until a formal application is made and the normal review process is completed.

### **Old Orchard Estates**

Chuck Dobson from Genterra Development appeared representing the applicant. Neighbors Mrs. Hall and Mr. and Mrs. Brewster were also present. Mr. Dobson was presented with Mr. Kologie's review letter on the application. It was agreed that Mr. Dobson would review the letter before having a detailed discussion of the issues. He agreed to extend the review period if necessary.

The access road entrance location was discussed because the Halls decided not to grant a sight distance easement. Mr. Dobson feels that the adjustments in the location of the entrance will meet the PennDot criteria for sight distance. But, the minimum tract setback will not be met so that a variance from the Zoning Hearing Board may be required. In order to meet the setback requirement, the entrance would be moved to the west creating a sight distance problem. The solution would involve lowering the vertical curve disrupting the access to the Brewster barn.

In regard to the contaminated soils issue, the applicant will present a remediation plan to DEP and to the Township for review. The issue of Township liability was discussed along with the possibility of providing notice to potential buyers. Mr. Dobson stated that the DEP certification would relieve the Township of liability and that notice to buyers would be unnecessary.

The Brewsters expressed concerns about storm water runoff from the access road and were advised that PennDot would not permit any drainage onto Little Conestoga Road.

### **Louderback Sketch Plan**

This five acre track is located at 241 Fairview Road where the Louderbacks propose to create one additional lot. Mr. James Baker of Black Dog Associates appeared to represent the Louderbacks and to discuss the sketch plan. He was unfamiliar with the Wallace Zoning Ordinance and received several suggestions and corrections regarding tract setbacks as well as the need for open space in a Tier III subdivision. He asked about access to the new lot and was advised that a shared driveway would probably be appropriate. Ms. Kirk owns the adjacent property and inquired about the possibility of third party ownership. The Planning Commission agreed to investigate this issue.

## **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**

A summary of the Planning Commission's recommendations regarding the classification of subdivisions and the corresponding application requirements is still being prepared.

An ordinance change to give the Township an option to accept deed restrictions in lieu of Conservation Easements for small subdivisions is also under development.

**V. NEW BUSINESS**

None

**VI. UPCOMING MEETINGS**

Planning Commission Meeting –6/9/04 @ 7:30pm

Supervisor's Meetings –5/19/04 @ 8:00am

6/2/04 @ 7:30pm

All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 9:40 pm.

Submitted,

Kim A. Milane-Sauro  
Secretary

Approved,

Murray G. McGrew, Chairman  
Wallace Township Planning Commission