

APPROVED

**Minutes
Wallace Township Planning Commission
July 14, 2004**

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

Planning Commission Members present:

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

Others Present:

Bob Bock as Board of Supervisors liaison
Elaine McGrew as Historical Commission liaison
Craig Kologie representing Castle Valley Consultants as the Township Engineer
Bitten Krentel representing the Wallace Trust
Dorothy Kirk representing the Wallace Trails Association

I. MINUTES

Mr. Green 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

As listed

III. SUBDIVISIONS IN PROGRESS

Edgemoore Run (formerly Bernard)

No one appeared in connection with this plan.

Wheeler Tract Subdivision Sketch Plan

Theresa Lemley of Riley-Riper, Nina Cidel of Heritage Builders and Jim Haigney of Commonwealth Engineering appeared representing the applicant. Ms. Lemley introduced the plan which had been submitted too late for an engineering review. The plan calls for 18 housing units including the existing building located on Creek Road across from Burgess Park. She stated that the application agrees with the "consensus" sketch plan discussed at a previous meeting.

In response to questions Ms. Lemley stated that the trail system would be open to the public and paved with natural materials. Ms. Cidel indicated that the historical springhouse would be studied to determine what stabilization is required. Mr. Haigney agreed to recheck lot 3 to keep as much of the central hedgerow in the greenway as possible.

Neighbor Mark Eschbach asked if the screen planting on the northern tract perimeter would be limited to white pines (*Pinus strobus*). He and the Planning Commission encouraged more diverse plantings. Mr. Haigney stated that the pines were a request of neighbor Tom Cooke, but that he would reconsider the selection. Mr. Eschbach also noted a septic easement strip on which his current and replacement sites are located. He

was concerned that required setbacks from the new lots' wells may be penetrated. He was also concerned about the impact of the new wells on his existing one. These issues will be further examined by the applicant. Finally, Mr. Eschbach was assured that the Township would not require and would object to community lighting.

Old Orchard Estates

Chuck Dobson of Genterra appeared to represent the applicant. This application would place 11 units on 22 acres located on Little Conestoga Road. He explained that an engineers' meeting earlier that day with Mr. Kologie had resolved many of the issues in the engineer's review letter. Several issues remained, however, for discussion with the Planning Commission.

The entrance road penetrates the 100' tract perimeter setback requiring a waiver from the Board of Supervisors. Given the dense plantings along the boundary, the Planning Commission would expect to recommend such a waiver. At the entrance point, however, the 50' setback is penetrated which would require a variance. It is also unclear whether the sight distance requirements can be met without an easement across the Hall's property to the east. Moving the entrance road to the west may cause a sight distance reduction due to a vertical curve on Little Conestoga road. Given the alternatives of raising the low point or reducing the high point, the neighbors and the Planning Commission prefer the former. Mr. Dobson stated that the issue remains under investigation.

The greenway configuration does not fully comply with the ordinance because it is divided and contains sections narrower than the 4:1 ratio limit. It was agreed that the greenway resulted from the "four step" design process and is generally acceptable. The narrow corridor on the east side, however, may not be included in the greenway calculation. Ownership of the greenway was also discussed with the Planning Commission recommending ownership by the Homeowners' Association with an easement to a conservation organization. Ms. Krentel stated that Wallace Trust might accept such an easement if a maintenance endowment is provided.

Ms Kirk presented a letter from the Trails Association requesting a perimeter trail. Mr. Dobson agreed to consider this and reiterated his offer to dedicate the abandoned roadway as well as an access strip as the public land dedication requirement. Mr. McGrew agreed to consult with the Historical and Parks Commissions to develop a township position regarding a fee-in-lieu of land dedication.

Other potential waivers include eliminating the woodland study for the undisturbed areas on the site, acceptance of the 8% grade on the access loop area, and permitting stormwater easements that straddle property boundaries. A fee-in-lieu of an impact study is expected. The Fire Marshall will be consulted regarding the loop radius and mountable shoulder surface.

Mr. Dobson stated that work continues on securing a DEP certification that the contaminated soils have been ameliorated. He is still uncertain if Genterra will agree to advise prospective home buyers that contaminated soils were present.

IV. OLD BUSINESS

Zoning Ordinance Changes

It was reported that the Township Solicitor's response to proposed zoning changes and the ordinance reprint expected by the end of June have not been received.

SALDO Rewrite

Mr. Kologie provided a draft of the proposed subdivision ordinance and asked that members be prepared to discuss the administrative sections. These were reviewed and comments given. Alan Heist also from Castle Valley is working with Mr. Kologie and responded to questions. Sections III and IV will be discussed at the next meeting.

V. NEW BUSINESS

Because both he and Steve Minissale may be unable to attend the August meeting, Mr. McGrew moved that Ms. D'Angelo be appointed as acting Vice Chairman until Mr. Minissale is again able to attend meetings. There being no further discussion or public comment, the motion was unanimously approved.

VI. UPCOMING MEETINGS

Planning Commission Meeting –8/11/04 @ 7:30pm
Supervisor's Meetings – 8/4/04 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 10:20 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission