

APPROVED

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

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

Planning Commission Members present:

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

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
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

Old Orchard Subdivision

No one representing the applicant appeared in connection with this plan. Neighbor Dean Wickwire asked about the perimeter setback at his property line off Little Conestoga Road. He was informed that any relief from the minimum 50' setback would require a zoning variance. He also noted the presence of a second well on his property and questioned whether the well separation distances are correct on the plan. The Planning Commission agreed to bring this issue to the attention of the applicant.

Wheeler Tract Subdivision Sketch Plan

Theresa Lemley of Riley-Riper, Nina Cidel of Heritage Builders and Victor Kelly of Commonwealth Engineering appeared representing the applicant. Ms. Lemley acknowledged receipt of Mr. Kologie's engineering review letter and stated that most of the issues raised will be corrected or resolved by a revised plan. The following issues, however, required further discussion with the Planning Commission;

Zoning 403.A.3 – Recommends two entrances to tracts with more than 15 units. The applicant is prepared to maintain a section of the existing driveway as an emergency entrance route. The Planning Commission feels this entrance is unnecessary but asks that the applicant consult the Fire Marshall on this issue as well as the number and placement of water tanks or dry hydrants.

Zoning 1102.B.3 – Because of the importance of the proposed trail route, the Township will accept the 10% public land dedication to assure that the trail remains public and provide a small rest/picnic area along the trail.

1102.B.4 – This section calls for a buffer of at least 150’ on tract land adjacent to “public park land (county, state, or federal)”. The Planning Commission believes this requirement does not apply to Township park lands such as Burgess Park, but agreed to discuss the issue with the Board.

1104.A.2 – Provides for a “Maintenance and Operations Plan” for greenway lands. While a plan has been submitted, the related documentation establishing homeowner association responsibilities has not. The plan along with the additional HOA documentation will be submitted to Natural Lands Trust for comments. It was also noted that the lot 3 property line has been moved so as not to encroach on the existing hedgerow buffer.

SALDO 401.D.1,D.5.(b), and 403.A.5 – Deal with tree and woodlands protection. A limits of disturbance line set to minimize tree removal must be added to the plan. All trees beyond the limit will be protected during the development phase. Neighbor Tom Cooke noted that property owners may choose to remove trees on their lots and asked that the properties be deed restricted to prevent such removal. Ms. Lemley stated that the applicant is unwilling to deed restrict the lots. Although the Planning Commission has no authority to require such restrictions, it was noted that the Zoning ordinance prohibits large scale removal of trees without Township oversight.

403.B.1 – Limits the placement of structures in the greenway. The plan proposed two stormwater infiltration beds and a sewage pumping station in the greenway. The PC agreed that the infiltration beds were permitted but that the land occupied by the pumping station could not be counted toward the greenway requirement.

502.G.2 – Requires that easements be located on the plan. It has been determined that a utility easement exists on the north boundary to provide for the Eschbach septic system and replacement site. This easement will be properly shown on the plan and well sites will be relocated to achieve the required separation distance.

609.C – States a Township preference for interior planting islands in cul-de-sacs. Due to maintenance and access issues presented by such islands, the Planning Commission does not recommend them in this situation. The Board will be consulted on this issue.

613 – Deals with access to public trails. The applicant does not want to establish links from the housing clusters to the public trail. The Planning Commission agree to leave this decision to the applicant, but asked that PennDot approval for a painted crosswalk connecting Burgess Park with the public trail be obtained as a part of the HOP application.

Dorothy Kirk asked if the plan could restrict the public trail to non-motorize uses. It was noted that the Township ordinance would allow enforcement of this restriction.

Elaine McGrew asked about the status of the Springhouse and was told that investigation has not yet been conducted. She volunteered the participation of Historical Commission representatives in the investigation.

IV. OLD BUSINESS

Zoning Ordinance Changes

It was reported that the Township Solicitor has commented on the proposed reprint draft and copies will be distributed soon.

SALDO Rewrite

Mr. Kologie and Mr. Heist led a discussion of revised articles III and IV noting the comments and suggestions of the Planning Commission. Article V will be discussed at the next meeting.

V. NEW BUSINESS

Hankin Subdivision

A planning module has been submitted in advance of a preliminary plan. The Planning Commission has 60 days to respond. Mr. Kologie will prepare a response for approval by the Planning Commission at the next meeting

VI. UPCOMING MEETINGS

Planning Commission Meeting –9/8/04 @ 7:30pm
Supervisor’s Meetings –8 /18/04 @ 8:00am and 9/1/04 @ 7:30pm
All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 10:15 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Murray G. McGrew, Chairman
Wallace Township Planning Commission