

**Minutes
Wallace Township Planning Commission
September 8, 2004**

APPROVED

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

Planning Commission Members present:

Susan Chady	Steve Minissale
Barbara D'Angelo	Bill Moore
Janet Grashof	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. 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

As listed

III. SUBDIVISIONS IN PROGRESS

Old Orchard Subdivision

No one representing the applicant appeared in connection with this plan.

Brandywine Hill (aka Wheeler) Subdivision Sketch Plan

No one representing the applicant appeared in connection with this plan. Noting that the time limit for review of this plan is about to expire and the applicant's extension had not be received, Mr. McGrew moved that the Planning Commission recommend denial of this application on grounds listed in the Township Engineer's letter of August 10, 2004. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Louderback Subdivision Sketch Plan

Jim Baker of Black Dog Associates appeared representing the applicant. He proposed a two lot subdivision of a five acre property at 241 Fairview Road. The sketch provided a preliminary resource inventory. It suggested that a tier III subdivision was possible, but only if the 100' perimeter track setback is waived. The Planning Commission will walk the property on Saturday, September 18th at 9:00am to determine whether a waiver could be recommended.

Mr. Baker believes that the second house site would be located near the first on a new lot of one acre or more. The greenway of about 2.5 acres would be at the rear of the tract and landlocked. However, adjacent property owner Dorothy Kirk would be interested in acquiring the greenway lands to increase her holdings and qualify for Act 319. The

Planning Commission will seek guidance from the Board of Supervisors regarding the policy for third party ownership of the greenway and a legal opinion if necessary.

Mr. Baker was advised that he would receive further guidance at the next Planning Commission meeting and that further design work should await that discussion.

Wooldridge Subdivision Sketch Plan

Mr. Ryan Rhode and Ms. Deborah Roesner of Witman Engineers appeared representing the applicant. They provided a sketch plan of the tract located on Indiantown Road at the intersection with Springton Road. The applicant intends to purchase the adjacent property to the north bringing the total tract to just under 23 acres. A preliminary evaluation shows considerable wetland and steep slope present near the intersection. Mr. Ryan was advised that the site contains environmentally sensitive areas including the north branch of Indian Run creek. He agreed to prepare a complete resource inventory plan upon receipt of which the Planning Commission would walk the property.

IV. OLD BUSINESS

Zoning Ordinance Changes

Having reviewed the changes recommended by the Township Solicitor, the Planning Commission agreed that the changes should be incorporated into the draft reprint. Mr. McGrew moved that the Planning Commission recommend that the revised draft should be forwarded to the Chester County Planning Commission for comment. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

SALDO Rewrite

Mr. Kologie and Mr. Heist led a discussion of revised Article V noting the comments and suggestions of the Planning Commission.

V. NEW BUSINESS - none

VI. UPCOMING MEETINGS

Planning Commission Meeting –10/13/04 @ 7:30pm
 Supervisor's Meetings –9/15/04 @ 8:00am and 10/06/04 @ 7:30pm
 All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 10:30 pm.

Submitted,

Kim A. Milane-Sauro
 Secretary

Approved,

Murray G. McGrew, Chairman
 Wallace Township Planning Commission