

**APPROVED**

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

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

Others Present:

Bob Bock as Board of Supervisors liaison  
Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Dorothy Kirk representing the Wallace Trails Association  
Ann Hutchinson representing Natural Lands Trust  
Mary Ann Zeiders and Mark Eshbach representing the Environmental Advisory Board

**I. MINUTES**

Ms. D'Angelo moved to approve the minutes as presented. Mr. Moore 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. Correspondence has been received, however, stating that a new survey of Little Conestoga Road established the right-of-way at 40' instead of the usual 33'. The applicant claims the additional width would provide acceptable sight distance if a portion of the Hall property located in the right-of-way is regraded. It was agreed that the Halls should be advised of the applicant's intent.

**Brandywine Hill (aka Wheeler) Subdivision Sketch Plan**

Theresa Lemley and Nina Cidel appeared representing the applicant. An engineering letter prepared by Mr. Kologie in response to plan revisions was received by the applicant. Ms. Lemley addressed several of the issues in the letter as follows.

Comments from the Fire Marshall have not been received, nor has the Municipal Authority approved the Planning Module. The applicant was advised that Municipal Authority approval would be required before the preliminary plan could be approved. Similarly, infiltration soils testing must precede approval.

Greenway calculations do not count the basins of storm water retention areas, but do count the berms around them. The applicant believes these could be suitable for passive recreation and are therefore eligible for greenway inclusion. They were advised that,

except where a trail route crosses a berm, such areas are not eligible but that a waiver of this constraint would be entertained.

Dorothy Kirk asked that the use of tree blazes to mark the trail route be removed from the plan even as an option. The applicant agreed.

Elaine McGrew asked about the status of the springhouse. A written analysis of the condition and stabilization requirements for the springhouse was provided by the applicant. The Historical Commission will review and comment on this report. The applicant was advised that the final plan should note whatever stabilization methods will be adopted.

The applicant extended the deadline for action by the Board of Supervisors by 30 days to February 2.

### **Souden Sketch Plan**

Mark Reale of Idlebrook Development appeared representing the property owner. This 9.3 acre property is located on Creek Road between Marshall and Devereux Roads. Access from Creek road is not feasible due to steep slope conditions. The owner proposes access through a neighboring property on Marshall Road to serve as many as 3 new lots. The Planning Commission noted numerous constraints to development of this property including slope, wetlands, access, and historical resource proximity. It was suggested that Mr. Reale review the zoning ordinance to determine if any subdivision of the property was feasible.

### **Wooldridge Sketch Plan**

No one representing the applicant appeared in connection with this plan. However the Planning Commission and other interested persons walked the property on Saturday December 4<sup>th</sup>. Mr. Eschbach noted that a springhouse and possibly a rare tree species were previously located on the tract but not identified during the walk. Ms. Kirk asked that a trail route be considered along the north edge of the tract as a back up to the trail on the adjacent property.

### **Shuman/Harlan Sketch Plan**

Dave Beideman appeared representing the property owner. This four acre lot is located on Seminary Road adjacent to the Wheeler tract on Little Conestoga Road. One rental house is located on the lot and the owner wished to create one additional building lot. Mr. Beideman presented a Tier III sketch arrangement. He was asked to revise the greenway layout so that it could be wholly owned by one of the eventual lot owners.

It was also noted that finding a land trust that would accept the conservation easement on a two acre greenway would be difficult. The Planning Commission renewed its intent to propose a revision to the ordinance allowing deed restrictions in lieu of conservation easements at the discretion of the township. Ms. Shady agreed to work on this using language proposed by Ann Hutchinson.

The Planning Commission agreed to walk this property on Saturday, December 18 if Mr. Beideman can secure the owner's approval.

**IV. OLD BUSINESS**

**Zoning Ordinance Changes**

Comments from the County Planning Commission on the Zoning reprint have not yet been received.

**SALDO Rewrite**

Mr. Kologie and Mr. Heist provided a revised proposal for Article V. It was reviewed by the Planning Commission and comment were provided. Article VI will be discussed at the next meeting.

**V. NEW BUSINESS**

None

**VI. UPCOMING MEETINGS**

Supervisor's Meetings – 12/15/04 @ 8:00am and 01/03/05 @ 7:30pm

Devereux Conditional Use hearing – 12/16/04 at 7:30pm

Planning Commission Meeting – 01/12/05 @ 7:30pm

All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 9:40 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Murray G. McGrew, Chairman  
Wallace Township Planning Commission