

**Minutes
Wallace Township Planning Commission
May 9, 2007**

The meeting was called to order by Chairman Barbara D'Angelo at 7:40 PM

Planning Commission Members present:

Barbara D'Angelo	Ken Nicely
Steve Green	Bill Moore
Skip McGrew	

Others Present:

Ted Koven of Castle Valley as the Township Engineer
Mary Ann Zeiders, Mark Eschbacher and Anna Marie Gugliemo representing the EAC
Elaine McGrew as Historical Commission liaison

I. MINUTES

Mr. Green moved to approve the minutes of the April 11, 2007 meeting as amended. Mr. Nicely seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Old Orchard Estates

Robert Smiley of GenTerra Corp. was present to discuss this plan as well as the township engineer's review letter. The applicant provided the commission with photos of existing vegetation along the neighboring property where a waiver is being requested from the 100' tract perimeter setback. Applicant is willing to supplement the planting but can only go to a certain point as it nears the road to remain out of the PennDOT required site triangle. Commission requested that additional planting be done, starting at 200' and work down to the site triangle. Other issues on the township engineers review letter dealt with approvals needed from outside agencies as well as easements and homeowner association documents to be reviewed by the township solicitor. Applicant stated that they will most likely be working with the Wallace Trust in regards to the Conservation Easement and this process will take place during the final plan process. Notes have been added to the plan with regards to the approvals received from the Zoning Hearing Board. Applicant is currently working on plans for soil amelioration and they will be submitted to the township, Chester County Conservation District and DEP for review. DEP will be the approving agency for the method or amelioration as well as approving the site once the amelioration has been completed. Ms. McGrew of the Historical Commission asked if any notes were listed on the plan regarding the historic roadbed. Applicant stated that Little Conestoga Road will be done per Penn DOT highway occupancy permit and that the old roadbed will be listed in an easement and there had been discussion to use as a possible trail. Ms. D'Angelo moved to approve the preliminary plan for Old Orchard Estates with the conditions outlined in Castle Valley's review letter of May 4th and that the final landscape plan reflect additional screening and that the Planning Commission be

provided time to review and provide a recommendation to the Board prior to final plan approval. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Diament

John Diament and Chris DellaPenna were present to discuss this plan. The review letter from the township engineer was discussed with the applicant. Most of the issues discussed will be addressed between the engineers in a consultants meeting. Any remaining issues will be addressed by the applicant either through compliance or with notes on the plan acceptable the township engineer. Applicant has applied for additional zoning variance relief from setbacks for the greenway, and the applicant has stated that a conservation easement will be placed on the lands and that it is currently being drafted.

Gulick/Fairview Subdivision

Tim Casey from Nave Newell and Robert Gulick were present to discuss this plan. This is a Tier I subdivision located in the FRR District on Fairview Road. A review letter has been received from the township engineer, but the PC stated they would like to schedule a site walk before reviewing the engineer's letter. Available dates will be discussed with the applicant.

IV. OLD BUSINESS

Subdivision Ordinance Revisions

Reviews will continue at the worksession on May 23rd.

V. NEW BUSINESS

Mr. McGrew moved to recommend that the Board accept the 5-acre Messner property into the Agricultural Security District. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Moore reported that a second site walk took place on the Greenfield property. This portion of the property is very wet and has many large trees. There will be major impact to this area with the proposed golf course. Mr. Moore would recommend another site walk once plans have been submitted.

The Board and the PC are waiting for data from the stream monitoring being done on the Hankin tract. Township Engineer is to contact Conestoga Rovers for data.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 5/16/07 @ 8:00am and 6/6/07 @ 7:30pm
Planning Commission Meeting – 6/13/07 @ 7:30pm
ZHB – Diament – 5/30/07 @ 7:00 PM

VIII. ADJOURNMENT

The meeting was adjourned at 10:20 pm.

Submitted,

Approved,

Kim A. Milane-Sauro
Secretary

Barbara D'Angelo, Chairman
Wallace Township Planning Commission