

**Minutes**  
**Wallace Township Planning Commission**  
**June 13, 2007**

**APPROVED**

The meeting was called to order by Chairman Barbara D'Angelo at 7:30 PM

Planning Commission Members present:

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

Others Present:

Ted Koven of Castle Valley as the Township Engineer  
Ann Hutchinson of Natural Lands Trust  
Mary Ann Zeiders, Mark Eschbacher representing the EAC  
Dorothy Kirk representing the Trails Board  
Elaine McGrew as Historical Commission liaison

**I. MINUTES**

Ms. Grashof moved to approve the minutes of the May 9, 2007 meeting as presented. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Thornton – Lot Line Change**

Nick Vastardis and George Thornton were present to discuss this application. Property is currently a 5.6 acre parcel. Mr. Thornton is proposing to purchase a .9 acres from the neighbor (Ellis property). This will give Mr. Thornton a net of 6.2 acres and the Ellis' a net of 2.2 acres. No major issues with review letter from township engineer. Applicant will revise plans and resubmit along with other supporting documents that the engineer is requesting.

**Popjoy**

Joe Ryan, Esquire and Ted Moser were present to discuss this application. Conditional use decision has been received from Upper Uwchlan. Applicant would like a joint meeting between both townships to discuss any issues, however, it remains unclear as to what the issues are other than sewer. Applicant has been asked to supply the township with a letter outlining any issues they would like the two townships to address. With regards to the sewer applicant has stated that treatment plant would be located, owned and operated by Upper Uwchlan and that only the effluent from the 7 lots in Wallace would be discharged back into Wallace in the open space area. There were questions from the PC as to how this monitored to ensure that no effluent from Upper Uwchlan was discharged in Wallace. Mr. McGrew asked if the 7 lots in Wallace could be served with on-lot systems. Mr. Ryan stated that they could but feels that it would be better for the development if all of the systems were serviced by a community system.

Mr. McGrew moved that absent an extension from the applicant, the Board should deny the plans based on the last review letter issued by the township engineer. Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

### **Hankin**

Rick Guarini, Mike Kimble, Denise Yarnoff, Mike Malloy, and Steve Sauseline were present to discuss this project. Final plans have been submitted and a review letter has been received from the township engineer. Permits from outside agencies, such as DEP, Army Corp. of Engineers, PennDOT and Delaware River Basin Commission are still pending. Review letter has been received from Columbia Gas Line and some issues mentioned were inadequate and are being worked out. Ms. D'Angelo stated that there are a few issues that need to be discussed with the WTMA and would like the applicant to schedule a work session with the Authority's engineer to discuss the plan prior to a review letter being issued. NLT will be providing a review letter shortly, however, conservation easements have not yet been submitted. The Bog Turtle report has been signed off on and from a short review, the best management practices appears to be in order. Due to the size of this project, Mr. McGrew suggested that the PC might want to consider suggesting to the Board that a mutually agreed upon independent inspector/code enforcement person be on site for this project only.

### **Diament**

A response letter from the applicant's engineer stated that the Wallace Trust does not want to hold the easement on the lands in this development. Ms. D'Angelo stated that that is incorrect and that the Trust will take the easement and the applicant has already submitted a draft for the Trust's review.

## **IV. OLD BUSINESS**

### **Woodlands Ordinance**

A review letter has been received from the County with regards to the zoning portion of the proposed woodlands ordinance. Ms. D'Angelo has spoken with Mark Gallant at the County with regards to riparian buffers and he has stated that as long as there is reference in this section of the ordinance to the FHWSO of our zoning ordinance, they have no issue with the language as written regarding riparian buffers since our FHWSO section is very restrictive. Also, while working on the SALDO portion, it was noted that two additional definitions needed to be added to the zoning portion. The township engineer will be incorporating the changes. Mr. McGrew moved to forward the revised draft of SALDO and current revised Zoning Ordinance, Woodlands portion to the Board for their action and recommend that both be sent to the County and the township solicitor for review. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McGrew inquired as to the status of the stormwater management ordinance. It was noted that a review letter has been received from the county and the next step would be for the Board to hold a public hearing on the adoption of the ordinance.

**V. NEW BUSINESS**

None.

**VI. REPORTS**

WTMA – Ms. D’Angelo reported that the WTMA has been asked if they would allow bleachers at the upper fields at Wagenseller Park. WTMA is okay with this as long as there are no liability issues. They will be asking the GGS for a copy of their liability insurance.

The WTMA has received a call from Colonial Woods, regarding tie in to the public sewer. They were advised that they would have to approach the Board and ask them to amend the township’s Act 537 plan. Mr. Eschbacher asked what the capacity is for the sewer plant and is it a hard line that must be followed. Ms. D’Angelo stated that WTMA must file a chapter 94 report with DEP each year that shows the capacity of the plant and what it is currently operating at. According to the last report, the plant is operating at only ½ its capacity.

**VII. UPCOMING MEETINGS**

Supervisor’s Meetings – 6/20/07 @ 8:00am and 7/5/07 @ 7:30pm  
Planning Commission Meeting – 7/11/07 @ 7:30pm

**VIII. ADJOURNMENT**

The meeting was adjourned at 9:25 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Barbara D’Angelo, Chairman  
Wallace Township Planning Commission