

DRAFT FOR COMMENT
Minutes
Wallace Township Planning Commission
August 8, 2007

The meeting was called to order by Chairperson Barbara D'Angelo at 7:35 PM

Planning Commission Members present:

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

I. MINUTES

Mr. Green moved to approve the minutes of the July 11, 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

Herzog

Joe Blackburn from Chester Valley Engineers and Mr. and Mrs. Herzog were present to discuss this project. The property is 5 acres located on Walnut Bank Road. Applicant would like to create two residential lots. The existing structures would all be located on the same lot. One of the structures is an old chicken coup converted to a house. Mr. McGrew stated that there could be an issue with two residences on the same lot. Applicant will await a preliminary review from the township engineer.

Seibert

Jim Haigney from Commonwealth Engineers and John Seibert were present to discuss this application. Applicant has submitted a waiver request letter. They are as follows: Section 401.D.2 – applicant will mark trees 18” or greater on Lot #2 only; Section 502M – applicant will offer a fee in lieu of a fiscal impact study; Section 609B – this is requested due to the length of the existing access, there is no other access to site. Applicant will meet with the fire chief to discuss; Section 610.D.2 – applicant wishes to construct a private lane with a mix of gravel and paving. Further, the language in the Historic Impact Study says that a paved and widened driveway would have an impact on the historic resources on either side; and Section 620.D.2 – applicant would request to use rational method in lieu of the SCS method.

Thornton

Nick Vastardis and George Thornton were present to discuss this project. The applicant has received a final review letter from the township engineer. Remaining issues include concrete monuments to be shown on the plan, a review of the title report and a note to be added to the plan with regards to future accessory structures. Mr. D'Angelo moved to recommend approval of the Thornton Lot Line Change Plan conditioned upon the issues

outlined in the township engineer's review letter of August 3, 2007. Mr. McGrew seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Gulick

Robert Gulick was present to provide an update on this plan. The highway occupancy permit has been submitted to PennDOT. One existing tree to the right of the driveway was removed for sight distance. J.L. Gossert has been out to inventory the trees. Applicant's engineer is currently working on revised plans that should be submitted before the next meeting.

Hankin

Hankin is seeking final plan recommendation for their central phase. There were several outstanding issues on the plan that needed to be cleaned up, including a letter from the Historical Commission. A consultant meeting was set, and the Historical Commission agreed to meet with Hankin representatives in the next week in hopes that all issues could be resolved in time for a recommendation at our work session in two weeks. Bill Moore agreed to attend the meeting as well. The issue of who pays for off site traffic improvements was raised, although the subject was addressed in the CU order. PADOT may require improvements not previously planned for and Twp may need additional assistance from Hankin. Preserve maintenance was discussed, including who is responsible and when maintenance begins. Also discussed was the need for piezometer readings in Bog Turtle management plan.

Camp Indian Run

Because the Planning module not yet ready, a few outstanding issues remain, the applicant agreed to come back to work session meeting in two weeks for final plan recommendation.

Old Orchard

With the confusion surrounding PennDOT's letter with regard to the Hall's property, the PC wants to see the approved PennDOT permit before recommending final approval. The Hall's want no grading to be done on their land, and PennDot is asking for nearly 100' x 8' of the Hall's frontage to be graded. Genterra agreed to wait for PennDot to sign off on the permit before seeking a final plan recommendation.

Valhalla/Greenfield

Applicant continues to work with Planning Commission to enable this development. They addressed PC issues regarding using the industrial zone. The Township Solicitor has concluded the use of the industrial district for residential would not be a problem, but the applicant agreed to help the Township if a challenge occurs. With regard to total project failure, the applicant stated that extensive market research shows that spa will be profitable and wants the PC to be comfortable with the risk. Mr. Nicely suggested a "soft landing", and the applicant will supply the Township with a plan. Mr. McGrew wants the applicant to understand the PC is probably not inclined to recommend changes to environmental protection aspects of zoning ordinances (such as wetland buffers, steep slope incursion, etc), but noted that SALDO provisions might be waived under some circumstances. Applicant talked about how agriculture activities on the site could do more environmental damage than the proposed project

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 8/15/07 @ 8:00am and 9/5/07 @ 7:30pm
Planning Commission Work Session – 8/22/07 @ 7:30pm
Planning Commission Meeting – 9/12/07 @ 7:30pm

VIII. ADJOURNMENT

The meeting was adjourned.