

DRAFT FOR COMMENT
Minutes
Wallace Township Planning Commission
October 10, 2007

The meeting was called to order by Chairman Barbara D'Angelo at 7:32 PM

Planning Commission Members present:

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

I. MINUTES

The minutes from the September meetings were not ready and were tabled until the next meeting

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Thorton – A revised site plan was presented based on PC site walk. The PC discussed the placement of open space. At the site walk, it was suggested the applicant split the lots with the common drive, but this caused a fragmented greenway area. It was suggested the greenway could be held entirely by the rear lot. Applicant will continue with the 4 step process.

Smith -17+acres tract; wants to create 3 new lots for children. Site walk scheduled for 10-27-07 at 9:30am, 181 Mapleflower Rd

Devereux - reviewed changes made to date: access road moved, Croft House to be used internally, applying for permit to convert bicycle shed to fire tank housing; addressing engineering comments. Devereux and CVC verified the plan shows the Croft house is to remain (not be demolished)

Popjoy – Janet Grashof made the motion to recommend denial of this project based on failure of applicant to respond to latest engineering review letter comments dates 12-06 unless a time extension is received. Steve Green seconded the motion. Motion carried by unanimous vote.

Vahalla-Brandywine / Greenfield – There is a site walk with Audubon Golf representatives, land planners from LRK and NLT on Heim property scheduled for 10am 10-12-07. Although Supervisor Bock had requested the PC prepare a letter for Mr Greenfield's signature stating agreement to pay all consultant costs associated with his project, the PC felt that that was a BOS responsibility and is returning the request to the Board. Mr. Greenfield agreed. Mark Evans of LRK presented another sketch plan for the proposed Greenfield development. 3 conditional use applications have been submitted to the Twp by Mr Greenfield. The PC will request direction from the Board as to if, how and when the PC should be responding to the applications.

IV. OLD BUSINESS

V. NEW BUSINESS

Showing unanimous support, the PC suggested Kim Milane-Sauro be recommended to the BOS for appointment to the PC.

VI. REPORTS

None.

VII. UPCOMING MEETINGS

Supervisor's Meetings – 10/17/07 @ 8:00am and 11/7/07 @ 7:30pm

Planning Commission Meeting – 10/24/07 @ 7:30pm (work session, if needed) and
11/14/07 @ 7:30pm (regular meeting)

VIII. ADJOURNMENT

The meeting was adjourned at 10:10 pm.

Approved,

Barbara D'Angelo, Chairperson
Wallace Township Planning Commission