

DRAFT FOR COMMENT
Minutes
Wallace Township Planning Commission
November 14, 2007

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

Planning Commission Members present:

Bill Moore, Skip McGrew,
Janet Grasof, Ken Nicely
Barbara D'Angelo.

Others Present:

Craig Kologie, CVC;
Ann Hutchins, NLT;
Elaine McGrew, Historic Commission

I. MINUTES

Minutes of the 9-12-07 PC meeting were approved with the following corrections: Steve Green and Janet Grasof attended the meeting and NODES should read NPDES
The Chair will request Kim to transfer the October meeting notes into minutes

II. CORRESPONDENCE

List attached.

III. SUBDIVISIONS IN PROGRESS

Bryan sketch plan: Amy Micca of Berger and Hayes represented the Bryan's who wish to subdivide 16 acres into 2 lots. Initial concerns: mapping/extent of Glenelg soils, open space calculation, and extent of natural inventory. A site walk will be scheduled for a Saturday morning.

Thorton: The following waivers were briefly discussed by the consulting engineer, Mr. Vastardis: # of dwellings on a driveway, need a waiver for 3 (2 new plus existing house); stormwater facilities during construction; stormwater facilities within 50ft buffer; note, don't forget enhanced buffer for waiver.

Smith: Jim Haigney representing the Smith's discussed a number of issues – impervious surface requirements in Tier II seem to be burdensome for small lots; and options to address existing non conforming structure and open space requirements. Engineer will submit revised sketch showing 2 new lots and uncommitted land. Plan will be reviewed as minor subdivision.

Gulick/Fairview: Nick Rakowsky represented the applicant who has extended review period . Historic Commission OK with adding buffer . After some discussion it was decided that the private lane will become a driveway as it enters the lot(s) .

Devereux: Debbie Shulski representing the applicant asked for approval, but was not granted due to the list of outstanding items which included :location of fire tank that needs to be approved in writing by the fire chief. Chair will contact the Chief about the tank placement. Comments in the CV letter dated 11-8-2007 need to be addressed before PC recommendation. Discussed end result of land development project – population, # of buildings, uses of buildings. It was reported that 2 buildings will be renovated to increase security, and a new school building and residence

will be constructed. The existing population is generally 137 and although Devereux can handle 170 the plan is to have a population of 150. Devereux plans to be at the 11-28 worksession.

Seibert: Application denied based on the 11-9 engineering review unless an extension is received by 11-24-07. Janet moved and Skip second. All approved.

IV. OLD BUSINESS

In the future, all extensions will go to all members of the PC. Chair will ask the secretary (Kim) to track extensions, starting dates, original filings, etc.

The PC held an executive session on 10/30 to discuss personnel issues

BOS appointed Tom Oeste and the firm of Parke, Barnes, Spangler, and Bortner to represent the PC at the CU hearings.

V. NEW BUSINESS

Janet was excused and left meeting at this point.

A motion was made by Skip and seconded by Bill for the PC to represent the Twp at the CU hearings; for Craig and Ann to be prepared to testify; and for Tom Oeste to be legal counsel. All approved.

VI. REPORTS

Skip is now EAC liaison. Wise and Associates preparing the historic Glenmoore Village study

VII. UPCOMING MEETINGS

Supervisor's Meetings November 21, 2007.

Planning Commission Worksession November 28, 2007.–

VIII. ADJOURNMENT

Skip moved, Bill seconded all approved and the meeting was adjourned at 9:15 pm.

An executive session followed to discuss legal matters and was completed at 10:20pm

Barbara D'Angelo, Chairperson
Wallace Township Planning Commission