

**WALLACE TOWNSHIP PLANNING COMMISSION
MINUTES
FEBRUARY 17, 2010**

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The meeting was called to order by Chairman Bill Moore at 7:30 PM

Planning Commission Members present:

Bill Moore	Barbara D'Angelo	Janet Grashof
Jim Mackrell	Ward Albert	John Frommeyer

Others Present:

Craig Kologie representing Castle Valley Consultants
Ann Hutchinson representing Natural Lands Trust

Minutes

December 9, 2009 – Motion to approve – Barb D'Angelo, Seconded Jim Mackrell
Unanimous vote in favor of approval of minutes as submitted.

January 13, 2010 – Motion to approve – Barb D'Angelo, Seconded Jim Mackrell
Unanimous vote in favor of approval of minutes as submitted.

Old Business

Ordinance Revision/Amendments

Proposed Amendments to Article VIII

Discussions occurred with regard to definitions, FHWS limits and permitted uses.
Craig Kologie to incorporate changes and submit to Planning Commission for PC meeting
of February 24, 2010

Proposed Amendments to Section 1302

Accessory Building and Structures

Bill Moore advised that BOS (February 14, 2010 BOS meeting) position is that acc.
structures should be allowed in front yards and have limited setback requirements.
General discussion Re: location and setback requirements.

Proposed Amendments to Section 617

Fire Protection Reservoir

Bill Moore advised that these matters were discussed at BOS meeting (February 14, 2010)
General discussion Re: number of water storage reservoir tanks required; clearance and fire
company accessibility to tanks; who has responsibility for maintaining. A fee for
maintenance and inspection was also suggested to ease burden on Fire Company.

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Drop Sheds

Bill Moore advised that BOS (February 14, 2010 meeting) would like to remove permit requirement and reduce setback requirements for accessory structures 300 sq ft or less. General discussion Re: requirements for permits (if at all); limited setback requirements. Craig Kologie will meet with Mike Crotty Re: language for permit elimination. General agreement that setbacks should be reduced, but perhaps not eliminated, at least not in all zoning districts.

Article V – Resource Conservation and Greenway Delineation Guidelines

General discussion Re: definitions, land disturbance, riparian buffers, woodlands classification maps, woodlands disturbance percentages and tree replacement schedules. Re: Riparian Buffers – Bill Moore advised that BOS (February 14, 2010 meeting) suggested they would be in agreeable on 50’ buffers in Zoning and 100’ SALDO language. Ann Hutchinson and Craig Kologie advised that the buffer dimension does not affect density of property calculation.

Timber Harvesting

Bill Moore has suggested to BOS (and the BOS has agreed) that this issue be tabled pending completion of the VPP grant revisions. Issue will be revisited immediately after completion of the VPP grant items.

General Discussion

“Horses” vs. “Large Animals” definitions. BOS expressed a desire to modify “large animal definition. Horses are currently separate from “large animals, BOS thought they could be included.

The next Planning Commission meeting shall be February 24, 2010.

Motion was made to adjourn by Janet Grashoff.
Seconded by Jim Mackrell. Unanimous vote in favor.

Meeting was adjourned at 10:30 PM

Submitted,

Chairman

John Frommeyer

William Moore