

**WALLACE TOWNSHIP PLANNING COMMISSION
MINUTES
JANUARY 11, 2012
(R-1)**

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

Planning Commission Members present:

Bill Moore	Ward Albert	John Frommeyer
Jim Mackrell	Bruce Grant	Janet Grashof (9:00)

Also Attending:

Barb D'Angelo – Wallace Township Supervisor
Ann Hutchinson – Natural Lands Trust
Craig Kologie – Castle Valley Consultants
David Beideman – Beideman Associates
Martha Roedor – Resident

Minutes:

Outstanding: December 14, 2011 –

Ward Albert moved to approve the December 14, 2011 minutes
Bruce Grant seconded
Approved by unanimous vote

Annual Appointment of Planning Commission Officers

- Bill Moore made a motion to nominate Jim Mackrell as chairman – Jim Mackrell declined.

- Bill Moore made a motion to nominate John Frommeyer as chairman
Jim Mackrell seconded
Approved by unanimous vote

- Bill Moore made a motion to nominate Jim Mackrell as Vice Chairman
John Frommeyer seconded
Approved by unanimous vote

Old Business

Roeder Subdivision

- Craig Kologie, Castle Valley memo dated January 6, 2012 (emailed to Planning Commission members)

- David Beideman, Craig Kologie, and Planning Commission discussed issues raised in the Castle Valley memo – (see above) - street issues; tier requirements; greenway; setbacks; “conveyance”, drainage easement.

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- Dave Beideman distributed a revised sketch plan – rev. date January 6, 2012 reflecting an alternate subdivision option. See Kologie memo dated January 6, 2012.
- Combine all parcels – subdivide three (3); (2) two for new homes, (1) one for greenway (to maintain Act 319 status)
- Mrs. Roeder advises “no rush”
Site walk by Planning Commission will wait for initial submittal to Township.
- Brief general discussion

Peter Camiel Service Plaza

- Planning Committee awaits further plans / scope of work from Pennsylvania Turnpike Commission (PTC).
- General discussion re: PTC authority to circumvent (see – ignore) Wallace Township permitting and fees / review.

New Business

Cell Tower Study

- Craig Kologie reported that at the December 2011 Supervisors’ meeting, a resident, Brooke Dolan of Clearshot Communications, presented a general request to consider a cell tower at 1250 Creek Road, the Wallace Township Municipal Building property.
- The Board of Supervisors deferred to the engineers and attorney.
- Craig Kologie advises that he has engaged an RF Engineer to consider various location options within the township, **and** to generate a RFP (request for proposal) to potential developers.
- Note: Bill Moore advises that certain existing Wallace Township ordinances may prohibit a cell tower on public property.

Brandywine Hill

- Rouse Chamberlin advises that their site engineers, Commonwealth Engineering, has re-calculated density requirements and believe results reflect 19 available lots in lieu of 18 lots as previously calculated.
- They have asked that Wallace Township engineers review this issue.
- Note: the plan referenced in email from Rouse Chamberlin Group is an unrevised plan from May 31, 2007.

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- General discussion re: request to revise 18 lots to 19 may require revisiting by Planning Commission of multiple zoning and Saldo issues.

Comprehensive Plan Update

- Bill Moore advised that the Board of Supervisors has directed the Planning Commission to initiate an update to Wallace Township Comprehensive Plan.
- Craig Kologie, Castle Valley Consultants, and Ann Hutchinson, Natural Lands Trust, has submitted to the Planning Commission a Suggested Scope of Services dated January 11, 2012.
- Ann Hutchinson advises that Chester County Planning Commission has grants available to supplement costs to update Comprehensive Plans – (county requires a 25% match) – application for grant must be submitted by March 9, 2012
- General discussion re:
 - Surveys for public input
 - Survey possibly generated by Craig Kologie and Ann Hutchinson
 - Survey may be distributed with next Wallace Township newsletter.
 - Public forum requirement
 - Review 2009 East Brandywine Township Comprehensive Plan.
- It was agreed that Planning Commission will request that Board of Supervisors to:
 - Authorize necessary expenditures for Castle Valley and Natural Lands Trust to initiate collation of current inventory, resource, population, housing, and mapping data – hard objective data.
 - Consider making application immediately to Chester County Planning Commission for available Vision Partnership Program grant money for Comprehensive plan update.
 - Consider attaching a comprehensive plan Public Survey to the next Wallace Township newsletter.

There is an available seat on the Planning Commission – please consider possible candidates.

It was agreed to cancel the next Planning Commission work session – January 25, 2012.

The next Planning Commission meeting is scheduled for February 8, 2012 at 7:30 pm

A motion was made to adjourn by Bill Moore
Seconded by Janet Grashof

The meeting was adjourned at 10:15 PM.

Submitted by:
John A. Frommeyer

Chairman
John A. Frommeyer