

**WALLACE TOWNSHIP PLANNING COMMISSION  
FEBRUARY 8, 2012**

MINUTES

**Present:** Jim Mackrell, Vice Chairman  
Bill Moore (left meeting at 8:30pm)  
Janet Grashof, Secretary  
Township Engineer: Craig Kologie  
Natural Lands Trust: Ann Hutchinson

Meeting called to order at 7:30pm by Vice Chairman Jim Mackrell

There was NO QUORUM present.

**Minutes:** There was not a quorum, therefore no minutes were reviewed or approved.

**Correspondence:** Letter from Jeffrey & Carol Ann Rhines, Glenmoore, PA. regarding their endorsement of Rouse/Chamberlin taking over the Brandywine Hill Development.

**Old Business:**

**Brandywine Hill -** Craig Kologie did not have a review letter ready to discuss at this time. It is forthcoming before next meeting. Steve Gallo, Project Manager, and Jonathan Penders, Director of Acquisitions and Planning, represented Rouse/Chamberlin. Rouse/Chamberlin will replace Heritage Builders in total. There are houses on Lots 1, 9 and 2, which are either occupied or in good shape. Lot 11 is partially built, but was not weather tight, and is in poor condition. It will most likely need to be demolished. R/C wants to add a 19th lot. Balance of Lot 19 is being taken from Lot 10. Lots 6, 7 and 8 had deeper lots. Some of this land will be taken and added to greenway. Public land and trail has been deeded over to the township. Calculations look fine. Mr. Gallo believes they have the consent of the homeowners and would need to change the Trust document, new PDS permit and escrow agreement with authority and planning module for the 2 lots. All documents and outstanding issues need to be identified.

**Cell Tower** - The Township has been evaluating current Township sites for a cell tower. Six(6) sites have been evaluated. Two(2) tower companies have expressed interest on the township building and the Ray Park Site. No decision has been made on where or even if there should be a tower.

**Township Zoning Ordinance-** The Board of Supervisors has sent several ordinance revisions to the PC for review before being forwarded to Chester County, Most of the articles were already recommended by the PC, such as Timber harvesting and In Law

suites. There are many new or revised definitions included. A small discussion followed regarding definitions added, timber harvesting trigger and DBH definition and in-law suites. It was agreed it would need to be discussed again once a quorum was present so a recommendation could be made to the Board.

**New Business:**

Craig Kologie provided a brief overview of Regional Watershed Improvement projects being implemented by DEP.

**Meeting adjourned at 8:40pm**

**Chairman  
John Frommeyer**

**Submitted by  
Janet Grashof**