

**WALLACE TOWNSHIP PLANNING COMMISSION**  
**FEBRUARY 22, 2012**  
MINUTES

**Present:** John Frommeyer, Chairman  
Jim Mackrell, Vice Chairman  
Bill Moore  
Janet Grashof, Secretary  
Ward Albert  
Bruce Grant

**also present:** Township Engineer: Craig Kologie  
Natural Lands Trust: Ann Hutchinson  
Jon Penders, Steve Gallo representing Rouse/Chamberlin builders

Meeting called to order at 7:30pm by Chairman John Frommeyer

**Minutes:** The minutes of January 11, 2012 were discussed. Ward Albert moved the PC adopt the minutes as amended. Jim Mackrell seconded the motion. All voted in favor. Chairman Frommeyer will forward the approved minutes to the Township.

**Old Business:**

**Roeder-** No one was present to discuss this project. Mrs. Roeder did call Craig and let her know she might have a buyer for one of the lots.

**Brandywine Hill -** Jon Penders representing Rouse/Chamberlin gave a brief summary of the amended final plan for Brandywine Hill. The plan involves adding a 19th lot, by taking acreage from several lots. The consultant reviews indicate the density calculations allow for 19 lots. Penders indicated they would like a recommendation of approval from the PC. There are several outstanding issues as noted in the Castle Valley letter dated February 16, 2012. Outstanding issues include: approval of sewage facilities planning, revised greenway ownership and maintenance plan, development agreements for both the Township and the Authority, Escrow agreements (Township and Authority), amended deed of Conservation Easement, revised community association document, amended NPDES stormwater discharge permit, sewage facilities planning exemption determination, Wallace Township Municipal Authority agreements, Wallace Trust amended deed of conservation easements, and the Chester County Conservation District adequacy letter. Penders also indicated Rouse/Chamberlin would like to change the dimensions of lot 18, moving the back line in approx 15', and moving side yard line out about 8'. This is to provide more buffer between Lot 18's rear yard and the neighboring property. The current plan does not show this change. Also discussed was the buffer and lighting at the pump house. It was noted the lighting does not meet the ordinances and is not full cutoff style fixtures. The PC

indicated they would like Rouse/Chamberlin to correct the lighting at the pump house. Also, much of the buffer is dead or dying, and is not adequate to shield the pump house. The PC indicated they would like to see a revised landscape buffer plan with regard to the pump house. Penders indicated they would address both issues. Due to the outstanding planning module and the pending line change to lot 18, the PC felt they could not recommend the plan at this time. The discussion will continue in March.

**Popjoy** - Bill Moore indicated he had received an email from the Township Solicitor regarding Popjoy. Joe Ryan, lawyer for the developer, said they would be coming back into the Township with a revised plan shortly.

**Township Zoning Ordinance-** Chairman Frommeyer began discussion on the ordinance packet that the Board sent down to the PC earlier in the month. Most of these revisions had already been recommended by the PC. There are several revised or added definitions. A general discussion occurred. The PC suggested two changes. Change one involved 1309, and the definition of "drop shed" (removing the reference that it has to be built offsite to be a drop shed). Change two was with regard references to the pasture requirements for horses in the residential district. With those changes, Jim Mackrell moved that the PC recommend the Board forward the revised ordinances to Chester County for review. Ward Albert seconded the motion. Jim, John, Ward, Bruce and Janet voted in favor. Bill Moore abstained due to his involvement on the Board of Supervisors.

**New Business:**

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

**Meeting adjourned at 9:30pm**

**Chairman  
John Frommeyer**

**Submitted by  
William Moore**