

**Minutes
Wallace Township Planning Commission
March 14, 2012**

The meeting was called to order by Chairman John Frommeyer at 7:30 PM

Planning Commission Members present:

Ward Albert	Bill Moore
Bruce Grant	Janet Grashof

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer
Dave Biedeman representing the Seibert Tract.
Steve Gallo and Jonathan Penders representing Brandywine Hill.

I. MINUTES

Mr. Frommeyer moved to approve the minutes of February 8, 2012 as presented. Mr. Grant seconded the motion. Mr. Frommeyer moves to approve the minutes of February 22, 2012 with a minor change – referencing the back line in Brandywine Hill is 15 feet. Mr. Albert seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

II. CORRESPONDENCE

As listed

III. SUBDIVISIONS IN PROGRESS

Seibert

In May 2010, the BOS approved the preliminary plan with conditions. The conditions were not met within the required time period (one year), and the plan "expired". Dave Biedeman is now working on the Final Plan. He would like the BOS to extend the timeline and allow the Seiberts to use the existing Preliminary plan for Final plan. Mr. Kologie explained that the plan is essentially the same with the same outstanding agreements, conservation easement and waivers. Tonight, Mr. Kologie did not have a review letter prepared for discussion as the plan had just been submitted. Mrs. Grashof made a motion for the BOS to extend the deadline and accept the Seibert Final Plan submission so that it may be reviewed. Mr. Frommeyer seconded the motion. All voted in favor. Mr. Moore abstained.

Brandywine Hill

Mr. Gallo and Mr. Penders were present to discuss the CVC review letter dated March 13, 2012. Lot 18 revision to width and rear lot is the single new change to the previous plan. The PC also brought up to include landscaping to the pump house. That should be integrated into the plan. Supplemental plantings should be defined. Lighting on the pump house needs to meet township requirements. The shading on the pole light has been submitted. The planning module has been approved but not mailed out yet. Mr. Kologie called to verify and it is on the way. A motion was made by Mr. Frommeyer to recommend the approval of the Final Plan contingent on certain conditions of the review letter dated March 13, 2012 by Castle Valley Consultants with Number 4 stated in the

review letter and Number 8 dealing with reasonable lighting. Mrs. Grashof seconded the motion. All voted in favor. Mr. Moore abstained due to being on the Board of Supervisors.

Comprehensive Plan Update

A survey is being worked on by Mr. Kologie and Ms. Ann Hutchinson. Samples will be available at next month's meeting. Rodger Irej is working on the newsletter. Perhaps a table at Community Day on June 2, 2012. Other ways to communicate with township residents to obtain maximum input was discussed.

IV. OLD BUSINESS

Ordinance Revisions

The BOS will hold a hearing on April 19, 2012 to adopt changes. The definition of a drop shed and the pasture land have had adjusted language.

V. NEW BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 8:48 pm.

Submitted,

Janet Grashof
Secretary