

Minutes
Wallace Township Planning Commission
March 9, 2016

Jim Mackrell called the meeting to order at 7:35 PM

Planning Commission Members present: Jim Mackrell, Janet Grashof, Bill Fenn, Ward Albert and Bill Moore

Planning Commission Members absent: John Frommeyer and Bruce Grant

Also present: Anne Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer, Joseph Lewis, Resident, Andrew Matlack, Resident, and Rebecca McClintok, Resident

I. MINUTES

Minutes from February 10, 2016 were handed out and reviewed. Janet Grashof made motion to accept. Bill Moore seconded the motion. The motion was approved.

II. CORRESPONDENCE

Letters from the Chester County Planning Commission were handed out to each Wallace Township Planning Commission member. The letter describes services provided by Chester County that are available to townships.

III. OLD BUSINESS:

Joseph Lewis (owner) submit final plans for a lot line change for the existing Tax parcels 31-4-108, 109 & 110 (1490 Creek Road). Three lots will be changed to two lots. Total Gross lot area = 8.671 acres. Each lot has a minimum of 75' of road frontage on Creek Road.

Janet Grashof made a motion for approval of the Lot Line Change subdivision prepared for Joseph P Lewis, dated March 9, 2016. The recommendation for final plan approval is subject to the applicant satisfying the following conditions:

1. The applicant shall show the existing well and septic system serving the existing dwelling on the plan.
2. The applicant shall submit proof of PA DEP approval of the request for Planning Waiver & Non-Building Declaration.
3. The applicant shall include the required non-building declaration statement on the title plan.
4. The applicant shall complete and execute all required deeds in a form satisfactory to the township and the Township Solicitor

Jim Mackrell seconded the motion. Bill Fenn and Ward Albert were in favor. Bill Moore abstained.

The Keeping of Animals draft ordinance dated 3/9/2016 was submitted for review with the changes from the February Planning Commission meeting. Items discussed were:

- Whether animal shelters or fencing shall be able to be kept in the front yard
- The minimum acreage vs. number of animals

Andrew Matlack and Rebecca McClintok (residents) commented on the proposed ordinance.

Further discussions on this ordinance will be continued in future Planning Commission meetings.

The Continuing Care Retirement Community Draft Ordinance dated March 2016 was submitted for review with the changes from the February Planning Commission meeting. The changes were reviewed. Further discussions on this ordinance will be continued in future Planning Commission meetings.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 9:30 PM

Submitted,
Bill Fenn
Wallace Township Planning Commission