

**Minutes**  
**Wallace Township Planning Commission**  
**August 10, 2016**

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

Planning Commission Members present: Jim Mackrell, Janet Grashof, Bill Fenn and Bill Moore  
Planning Commission Members absent: John Frommeyer, Ward Albert and Bruce Grant.  
Also present: Anne Hutchinson, Natural Lands Trust, Craig Kologie, Township Engineer,  
Michael Crotty, Township Solicitor, Jon Penders, Greg Graham, Louis Schneider and Susan  
Schneider.

**I. MINUTES**

Minutes from June 8, 2016 were handed out and reviewed. Bill Moore made motion to accept. Jim Mackrell seconded the motion. The motion was approved.

**II. CORRESPONDENCE**

Michael Crotty sent a link for all Planning Commission members to download the draft of the Zoning Ordinance Codification prior to the meeting.

Planning Commission members were sent the preliminary Scheider sub division prior to the meeting.

**III. OLD BUSINESS:**

None

**IV. NEW BUSINESS**

Jon Penders of Rouse Chamberlin presented a sketch of a new development on the Scheider Property. The proposed sub division will have 19 new home lots (approx. 1/3 acre each) with an entrance from Brittany Lane. The property has Highspire road to the South, Brittany Lane on the West and Springton road on the East. Each lot will have its own well and propane tank. There will be central septic.

There was a lot of discussion about the layout of the lots. Possible trail access was also discussed.

Craig Kologie, Anne Hutchinson and several Planning Commission members walked the site several weeks ago and found no major issues with the site.

Michael Crotty gave an overview of the Zoning Ordinance Codification that Michael Crotty and Craig Kologie compiled. The codification consolidates all of the ordinance amendments over the past 10+ years into the base Zoning Ordinance. Each of the revised provisions will reflect the ordinance number and date of amendment (at the end of the particular ordinance provision). In addition to making it easier to review the ordinance, this process will result in the Township having an electronic, Word version of the Zoning Ordinance. As any later Zoning Amendments are adopted, they can be immediately codified into the Zoning Ordinance.

Craig and Michael worked from the last known Word version of the Zoning Ordinance. They then incorporated all of the ordinance provisions enacted over the years. Next, they

each separately checked the various provisions of the draft against our hard copies of the Zoning Ordinance.

PC members will review the document and identify any issues with the intent to recommend adoption to the Board of Supervisors in the next meeting.

Craig Kologie explained that there are Zoning Ordinance modifications required by FEMA. We need to send them the current flood plain regulations for the township. We will discuss this further in future meetings.

**V. OTHER BUSINESS**  
None

**VI. ADJOURNMENT**  
The meeting was adjourned at 9:32 p.m.

Submitted,  
Bill Fenn  
Wallace Township Planning Commission