

Minutes
Wallace Township Planning Commission
March 11, 2020

Janet Grashof called the meeting to order at 7:37 PM

Planning Commission Members present: Janet Grashof, Bill Fenn, Bill Moore and Justin Wenk
Planning Commission Members absent: None
Also present: Craig Kologie, Township Engineer, Betty Randzin, Township Manager and many Wallace Township residents.

I. MINUTES

Minutes from February 12, 2020 were handed out and reviewed. Bill Moore made motion to accept. Justin Wenk seconded the motion. The motion was approved.

II. CORRESPONDENCE

The following documents were emailed to the Planning Commission Members and reviewed in the meeting:

- Hannum Final Minor Subdivision Comments (2020-02-14 - Hannum Final Plan 2nd Review.pdf) authored by Craig Kologie
- Suggested Motion for Recommendation (2020-03-10 - Hannum Minor - PC Approval Motion.doc) authored by Craig Kologie

III. OLD BUSINESS:

Hannum – Two lot subdivision

The applicant proposes a 2-lot subdivision of the 5.511 acre parcel using Section 402.A.C.3. of the Wallace Township Zoning Ordinance. This section allows for lots to be developed in accord with Section 503.A on tracts of (10) acres ATA, or less. The lots will access the unimproved/private owned portion of Walnut Bank Lane. Water and sewer will be provided by onlot systems.

It was discussed that a Maintenance agreement for the shared driveway is required and must be signed by all parties sharing the driveway.

Janet Grashof made the following motion:

The Wallace Township Planning Commission recommends approval of FINAL MINOR SUBDIVISION FOR CRAIG AND ASHLIE HANNUM, dated January 3, 2020 and last revised February 7, 2020.

The recommendation for final plan approval is subject to the applicant satisfying the following conditions:

1. Applicants shall comply with all items listed in the February 14, 2020 review memorandum prepared by Castle Valley Consultants, Inc.;
2. As set forth in the Township Engineer's review letter dated February 14, 2020, sewage facilities planning approval from the Pennsylvania Department of Environmental Protection shall be submitted to the Township, for confirmation by the

Township Engineer; and Applicants shall obtain all necessary outside agency approvals associated with the instant Plans;

3. Applicants shall supply proof of ownership, a title report and adjacent property owner notification, pursuant to SALDO Sections 402.K, 402.L and 402.Q.;
4. Applicants shall submit for Township review and approval an agreement or agreements to address the use and maintenance of the private lane and shared driveways reflected in the Plans, pursuant to SALDO Sections 611 and 612 which needs to be signed by all property owners using the shared driveways;
5. The Subject Property shall comply with all relevant terms and provisions of the Wallace Township Zoning Ordinance, the Wallace Township Subdivision and Land Development Ordinance, and all other applicable regulations;
6. Applicants shall provide digital copies of all executed plans and associated documents in digital form in a format(s) as specified by the Township Engineer; and
7. All documentation shall be subject to review and approval from the Township Solicitor; and
8. Applicants shall provide a waiver for lengthening the private drive

Bill Fenn seconded the motion. All were in favor except Bill Moore, who abstained. The motion passed.

Brandolini Subdivision

It has been over a year since the last presentation by Chuck Dodson to the Planning Commission on the Brandolini subdivision.

Chuck Dodson of Inland Design presented an updated sketch plan. The plan shows a 101 lot subdivision of two parcels totaling approximately 193 acres using the Tier IV development option in the FRR Zoning District. Lot sizes range from approximately 7,500 – 17,500 sq. ft. The sketch plan identifies approximately 48 acres of constrained land and 98 acres of unconstrained greenway lands for a total greenway area of approximately 146 acres, exceeding the 135 acres of required greenway area. Two points of vehicular access are proposed – Fairview Road north of Howson Lane as the main entrance and Devereux Road across from the Devereux administrative offices as an emergency access only.

One new wastewater treatment plant is proposed for this new subdivision and 2 other proposed new developments. The wastewater treatment plant will be a drip disposal type where no spraying is required.

There were numerous comments made by both the Planning commission members and the numerous residents in attendance including:

1. It looks like the proposed development was forced onto the parcel of land instead of designing a development that takes advantage of the layout of the land. The quality of the development could be improved by eliminating some of the lots and making some changes. Several suggestions were discussed including moving some of the lots further away from the subdivision border.
2. The secondary access from Devereux Road should have bollards and chain preventing access other than emergency vehicles
3. There were numerous questions and discussions on the impact of approximately 200 new wells for the approximate 200 new homes in the 3 new proposed subdivisions. The effect on the aquifer and therefore the village and other existing homes was a concern. A lot of the existing wells in the village were hand dug 100 years ago and could run dry as a result of these new wells. There is an existing well on the current property that has been used for the cattle operation for many years. It was asked if this well had been tested for water quality including e coli. Chuck Dodson did not believe such a test had been done. One resident asked if water could be piped in from an outside source instead of digging 200 wells. A water balance report will be created. It is a macro analysis of water being used, sewage, etc.
4. There were numerous questions and discussions on the new wastewater treatment plant including the effect that the new water treatment plant would have on the potable water for the new wells plus the existing wells in the area. There were also concerns on the effects of this plant on our existing creeks.
5. There were numerous questions and discussions on the increased traffic that this subdivision will add to the current roads. Traffic studies will be made for this subdivision and the other proposed subdivisions. Residents voiced their concerns where traffic will back up including a new traffic light which will probably be required at the intersection of Marshall and Little Conestoga roads. A concern was voiced about the new proposed connection to Fairview Road near Howard Lane. It was stated that busses and possibly other vehicles exiting the subdivision could be a problem as the visibility is poor.
6. Trails were discussed. There will be a system of walking trails included in the subdivision with input from the Trails commission.
7. In general, numerous residents voiced their opinion that the quality of life in Wallace township would deteriorate with the addition of the 3 new subdivisions and losing the current open space.

Deluca – (Ferguson Preserve)

Chuck Dodson of Inland design presented an updated sketch plan showing approximately 63 new homes on approximately 147 acres of which 112 acres will be undeveloped. This subdivision will use the proposed wastewater treatment facility for the 3 new subdivisions. Each lot will have its own well. Entrances will be on Marshall and Little Con roads. This is a Tier 4 subdivision with lot sizes of 7,500 to 17,500 Sq. Ft. The entrance onto Marshall road is about 250' from the existing house across the street. The existing historic home is on a 4 acre lot within the subdivision.

There were numerous comments made by both the Planning commission members and the numerous residents in attendance including:

1. The same basic concerns for the new wells, issues from the new wastewater plant and traffic as detailed in the Brandolini subdivision above, were discussed.
2. The quality of the development could be improved by eliminating some of the lots and making some changes. There should be a buffer to block headlights from going into the subdivision at the intersection of Marshall and Little Conestoga
3. Trails will be added to the plan and will most likely be connected to the Marsh Creek property.

IV. NEW BUSINESS

None

V. OTHER BUSINESS

None

VI. ADJOURNMENT

The meeting was adjourned at 10:07pm p.m.

Submitted,
Bill Fenn
Wallace Township Planning Commission