

**Minutes  
Wallace Township Planning Commission  
February 12, 2020**

Janet Grashof called the meeting to order at 7:31 PM

Planning Commission Members present: Janet Grashof, Bill Moore and Justin Wenk

Planning Commission Members absent: Bill Fenn

Also present: Craig Kologie, Township Engineer, Betty Randzin, Township Manager.

**I. MINUTES**

Minutes from January 8, 2020 were handed out and reviewed. After some discussion and two minor corrections, Janet Grashof made motion to accept as amended. Justin Wenk seconded the motion. The motion was approved by all.

**II. CORRESPONDENCE**

The following documents were emailed to the Planning Commission Members:

- PA DEP 1/16/2020 letter - Mila Woods Subdivision
- CVC 1/30/2020 letter - The Cesarz Tract
- CVC 2/04/2020 letter - Hannum tract

**III. OLD BUSINESS:**

Hannum Tract: CVC review letter dated 2/4/2020 was discussed. Three main discussions occurred.

1. Point #9 (Section 507.D.7) tree replacement. There is a chart showing trees being replaced on revised plan. Plan does not show location of trees. As this lot is mostly wooded, it was suggested it may make more sense to differ placement until building permit phase.
2. Point #11 (Section 609.B) Single Access street length. The developer is requesting a waiver from this requirement, as the total distance from Little Conestoga is 1300'. Most of that encompasses the existing Walnut Bank Township road. Developer is essentially extending Walnut bank with a private drive. Discussion occurred about whether this unusual situation was actually in violation of the ordinance, since developer was only adding a small extension from a Township road. The general consensus was a waiver would be needed, as more than 15 lots would be on this dead end road (Walnut Bank). The PC members offered their willingness to consider such a waiver at recommendation of plan.
3. Point #12 (Section 611) Private Lanes. The previously recorded plan that created access to 3 lots from the unimproved part of Walnut Bank references the need for a maintenance agreement for the private lane. One does not appear to currently exist. Applicant was informed one must be created and agreed to by all accessing

properties. Questions arose about what occurs if all residents do not agree to sign. That question was referred to the solicitor.

**IV. NEW BUSINESS**

None

**V. OTHER BUSINESS**

Public Comment:

Several residents were present to inquiry about the DeLuca project (developer had sent letters to neighboring properties). As no representative from the project was present, residents were informed the PC would not comment on the specifics of the projects and encouraged to attend future meetings to have their concerns heard directly by the applicant. Bob and Lynn Yhler inquired about the old Poplar tree located on the property, which is directly behind their home on Marshall. The PC informed them we were aware of it and it would be discussed with the developer. Mrs. Gosselin from Seminary Rd inquired about traffic improvements (or possibly a traffic circle) at the intersection of Marshall and Little Conestoga. The PC informed her those were both state roads, so both the Township and Penndot would address traffic concerns during plan review, as was the typical process.

Mr. Corry inquired about the Mila Woods subdivision. He was told they were not present and there was nothing new to report.

With a review deadline of March 4, 2020 for both the Greenfield / Brandolini subdivision and the Cesarz subdivision, and neither applicant present, Janet Grashof made the motion to deny both projects unless an extension is received before the deadline. Justin Wenk seconded the motion. Janet and Justin voted in favor of denial, Bill Moore abstained.

**VI. ADJOURNMENT**

The meeting was adjourned at 8:34 p.m.

Submitted,  
Bill Moore  
Wallace Township Planning Commission