

WALPOA Clubhouse Project Timeline

Updated June 13, 2024

- 2006 The Board hired James Wilson, structural engineer, to inspect the building. The report issued to the Board noted that structural repairs were needed at that time due to the building's age.
- 2014 The Board hired James Wilson, structural engineer, to re-inspect the building. The report issued to the Board noted that more intensive structural repairs were needed at that time due to the building's age and lack of maintenance other than surface repairs and painting.
- 2019 August Delaware Township deemed the building unsafe and ordered the building to be vacated until further notice unless repairs were made to current code standards
- 2019 November The Board hired James Wilson, structural engineer, to re-inspect the building again. The report issued to noted that due to age and lack of maintenance, failure to perform maintenance and structural deviations in the foundation, walls and roof, the building was no longer viable. It could not be saved.
- 2020 March The Board distributed Requests for Proposals for architects and engineers to plan and design a new clubhouse building.
- August Bids were accepted and plans for the new building began.
- November all hazardous materials were professionally removed from the existing building.
- 2021 Changes in staff and management and ongoing Covid-19 restrictions delayed the project.
- 2022 Land development plans began
- Change in the DOO created additional project delays
- 2023 Land development plans were submitted to the Board for review and signatures to begin the permit process.
- October Plans rejected by the Board because they were drafted incorrectly. The prior DOO incorrectly stated to the engineers and on the permit application citing the lot as being tied into a public sewer system when it is, in fact, a private septic system.
- Inspection of the septic system by the engineers reported that the existing system was no longer viable and required full replacement.
- The Board contracted with the engineer to draft sewer design plans.
- October Perk testing, flow rates and design plans were completed and submitted to the Board.
- November Draft Land Development Plans with the sewer design plans were completed and submitted to the Board.

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2024 April Land Development Plans submitted to the Township Planning Commission.

May Variance request to reduce the number of required parking spaces from 45 to 39 to allow total land development to remain under one acre was denied by the Planning Commission. Variance requests denied because the request must be submitted to the Zoning Hearing Board.

May Zoning Permit application was submitted to Delaware Township Zoning Hearing Board.

June Zoning Permit denied, and variance request submitted. The Board is currently waiting for a Zoning Hearing Board meeting to be scheduled.

Final draft building plans remain on hold while the Board awaits the Zoning Hearing Board's decision on the variance request. If the variance is approved, the final Land Development Plans including the sewer design plans, will be submitted to the Planning Commission for building permits.

The Board has requested estimates for demolition options for the current site.

The Board is researching funding options and resources to presented to the Membership for a special assessment in a special meeting called for that purpose, in late 2024/early 2025 before the bidding process can begin.