

Meeting Minutes of January 2008 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of January 24, 2008 was called to order at 7:24 p.m. Chuck Dobson led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Kim Hoopes, and Steve Jakatt. Anita Ferez and Bob Schini were absent. John Conti arrived after the start of the meeting.

Action on Minutes of Previous Meetings

Acceptance of December 18, 2007 minutes. Steve Jakatt motioned to accept the minutes. John Cassels seconded the motion. All members in attendance were in favor to accept the minutes.

Correspondence/Communications (information to note or discuss under plan reviews)

There was a review of correspondence by Planning Commission members. Correspondence will be discussed under Old Business/New Business.

Chuck Dobson questioned item 1 - Pulte is looking at a change in the active adult project for Traditions. Does anybody have an idea of what that is regarding? Ron Rambo stated that there is an email from John Curtin that explains Del Webb. It is still owned by Pulte. Del Webb is how it is promoted. Steve Jakatt noted that Del Webb is Pulte's National active adult brand name. Chuck Dobson stated that effectively they are the operator for lack of a better term. Walt Green their engineer is here to explain things.

Chuck Dobson also stated that he has heard some questions about the North Brandywine Middle School that they were stopping their application. Ron Rambo stated no; they resubmitted their application. They are still moving forward.

Township Manager Correspondence/Communication – Ron is there anything in the four items that we need to be aware of? In response there were extensions that were accepted from Scott Emerson and Steve Janiec. In regards to Brandywine Manor, whether or not the BoS would consider granting a new waiver for lengthening the proposed cul-de-sac. There are individual residential spray irrigation systems for each lot. The BoS is not looking favorable upon that. There is a meeting scheduled for tomorrow to talk to us about a new peat system.

John Cassels questioned the Bentley extensions. Ron stated they gave them 90 days, but they accepted what was requested. We will have to ask for another one before the next meeting. Discussion continued. As long as a developer is actively addressing comments from the Township's engineer, we are required, there are court cases, we must accept extensions that are given.

Public Comments (Individuals requesting to be put on the agenda)

Old Business

Brandywine Meadows (GenTerra Corporation), 49-lot Preliminary Subdivision Plan (BM-GC/07/27/06PSP) prepared by Bursich Associates, Inc located on the north side of Highspire Road. Clock starts on Thursday July 27, 2006 and continues until Thursday, February 7, 2008. Robert D. Smiley was in attendance. He gave the Planning Commission a letter of extension until April 3, 2008. The wetland delineation report was just received. This was an outstanding item. It will be included with the pack with the revised plans addressing virtually all of the outstanding items other than sewer and some infiltration items. We are incorporating the easements on revised infiltration areas. We have incorporated revised open space to tie the features to make it easier for the engineer. It is a 155-acre piece; wooded, wetland, and a little bit of slope. We have addressed all the landscape comments that will be shown on the plans. There are some interpretative issues on the buffers, the 20' buffer requirement whether or not the woods would counter that. I think the Board has said in a Conditional Use Decision, I think you also said, that it could count. You would recommend it counting assuming it works as a buffer. So we have to prove that and it is the perfect time of year to take pictures. We have to explain recreation and the last item related to recreation. As part of the Conditional Use approval was a trail, not just a sidewalk network, but a trail connection and we need some time to talk to those folks in the Township that deal with trails. It was suggested that in addition to the Park and Rec Board, that the Open Space Review Board be involved. Discussion continued regarding a trail network. Steve Jakatt asked if the extension was 30 60 or 90 days. The extension is until April 3, 2008, roughly 90 days. It was suggested that the extension be until April 4, 2008. Robert Smiley changed the date on the extension letter and initialed the change. Steve Jakatt motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye. Steve Jakatt motioned that the BoS accept the letter of extension. Kim Hoopes seconded the motion. All members in attendance voted aye.

Cobblestone @ Horseshoe Village (Steve Janiec), a 32-lot Preliminary Subdivision Plan and 2-lot Commercial Plan (CS/HV/SJ10/26/06PP) prepared by E.B. Walsh & Associates, Inc located on the north side of Horseshoe Pike near Swinehart Road. Clock starts on Thursday, October 26, 2006 and continues until Friday, April 18, 2008. There were no representatives in attendance. Ron Rambo stated that they granted their extension at the last Supervisors meeting. They just received reviewed letters. John Conti motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

Beaver Creek, Beaver Creek Realty Associates LP, Preliminary Land Development Plan (BC/060607/PLDP), prepared by Nave Newell, located Horseshoe Pike across from Highspire Road. Clock starts on Thursday, June 28, 2007 and continues until Friday, February 22, 2008. There were no representatives in attendance. There is a time clock issue. John Cassels motioned to recommend to the Board of Supervisors to reject Beaver Creek Realty Associates application BC/060607/PLDP based on the November 19, 2007 review letter from the Township Engineer specifically under Zoning Code Parking section 200-101; Landscaping Section 200-107; Subdivision and Land Development Preliminary Plan Standards Section 167-23; Infiltration Section 167-61K; Detention Basins Section 167-61M(1)(e)(6); Off-site drainage Section 167-61M(1)(i); Storm Sewers Section 167-61M(3); Erosion & Sedimentation Control Section 167-25; Sanitary Sewers Section 167-57; Pump Station Section 167-23C(3)(g) unless a letter of extension is received prior to the Board of Supervisors meeting prior to the clock running out. Steve Jakatt seconded the motion. All members in attendance voted aye.

Culbertson Village – Commercial, Culbertson Realty Associates LP & Magothy Investment Partners LP Preliminary Land Development Plan (CV-C/060607/PLDP), prepared by D L Howell, Civil Engineering & Land Planning, located 1548 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, June 28, 2007 and continues until Friday, February 22, 2008. There were no representatives in attendance. It appears there is the same time clock issue with this plan. Steve Jakatt motioned to recommend to the Board of Supervisors rejection of the Culbertson Village – Commercial, Culbertson Realty Associates Plan CV-C/060607/PLDP by DL Howell based on Herbert MacCombie, Township Engineer letter of October 25, 2007. Comments in MacCombie's letter starting in Zoning, Parking Section 200-101; Loading Spaces Section 200-106; Interior Circulation Section 200-105; Parking Lot Design Section 200-107; Landscaping Section 200-107; Subdivision Preliminary Plan Standards Section 167-23; Site Analysis Section 167-26; Sanitary Sewer Section 167-57; Storm Sewer Section 167-61M(3); Basin 5 Design Section 167-61G unless a letter of extension is received the February 22, 2008 date. John Conti seconded the motion. All members in attendance voted aye.

Brandywine Manor (Eck Property) Harlan Corporation - 10 Lot Preliminary Subdivision Plan (BM(Eck)/080307/PSP), prepared by Edward B. Walsh & Associates, Inc, located on Germany Hollow Road. Clock started Thursday, August 23, 2007 and continues until Tuesday, February 19, 2008. There were no representatives in attendance. This is the one where there is a cul-de-sac waiver issue. Lets go back and review that if we could please. Chuck Dobson asked why there was any reason they would go with the individual residential sprays opposed to a residential drip? It could be cost. Ron Rambo stated he is having a meeting with Jim MacCombie, Eric Leskowich, from the Health Department, Andy Eberwein and a couple other gentlemen to go over this new peat system. Kim Hoopes asked if this was an accepted practice to have, to have the individual spray system per lot? The County does not like them, but the DEP does. Is the peat considered experimental or alternate? Discussion continued between Ron Rambo and the Planning Commission. Neither Jim nor I are in favor of individual sprays. We are also not in favor of them putting their ground water to recharge based under the ground – under the road. Jim MacCombie's review letter says to not do anything until the issue is figured out. Chuck Dobson agreed. Steve Jakatt motioned to table the waiver based on acquiring more information from the Township Engineer. John Cassels seconded the motion. All members voted aye except Kim Hoopes who voted to reject the waiver. It was noted four (4) for tabling of waiver, one (1) for rejection. John Cassels noted that it be recommended to the Supervisors not grant the waiver for the length. It was noted that by tabling the waiver, there is a chance to act on it later. Steve Jakatt motion to recommend rejection of the Brandywine Manor (Eck Property) Harlan Corporation 10 Lot Preliminary Subdivision Plan BM(Eck)080307/PSP based on the Herbert MacCombie Jr. letter dated September 21, 2007 starting in Zoning, Bulk & Area Regulations Section 200-20A(9); net contiguous lot area subsection C; Setbacks Subsection A(2)(a); Flood Plain Section 200-54; Lighting Section 200-110; Landscaping Section 200-107; Visibility at Intersection Section 200-103; Subdivision and Land Development Plan Classification Section 167-9; Preliminary Plan Standards Section 167-23; Site Analysis Section 167-26; Stormwater Management Section 167-61; Storm Sewers Section 167-61M(3); Riparian Buffer Section 167-64C; Street Design Article VII; Cul-de-sac Streets Section 167-44C; Clear sight triangle Section 167-43F; Street Construction Section 167-46I; Street Name & Signs Section 167-44; Improvements to Germany Hollow Road Section 167-50; Erosion & Sedimentation Controls Section 167-25; Sewage Treatment Section 167-57; Water Supply Section 167-58 unless an extension beyond February 19, 2008 date. John Conti seconded the motion. All members in attendance voted aye.

Pulte Homes of Pennsylvania, L.P./Del Webb at Applecross – An Active Age Community -- Final Subdivision and Land Development Plan (PHAAC03/01/07FSP), prepared by Horizon Engineering Associates, LLC, located on East Reeceville Road. Clock starts on Tuesday, December 18, 2007 and continues until Monday, March 17, 2008. Walter Green, Senior Project Manager, Horizon Engineering was in attendance. The first thing that should be discussed is why we are called Del Webb at Applecross instead of Traditions at Applecross. It is more than a name change. There is no change in ownership. It is still Pulte Homes. One way of summarizing it is Traditions is one type of active adult housing product that Pulte builds. Del Webb is another, a nationally known brand of active housing, but it is very well known in the Southwest and the South. It is really just beginning to be built in the North. They call it a brand, but it is the way they market. It is the way they structured the development and community. The Del Webb is what is considered their top line end. The biggest single difference is the way they focus the community about the activities that they create. There is a whole book of criteria that has to be met by Pulte internally, before they can call a project a Del Webb project. This project went through a review internally to see whether they could make it into a Del Webb because there are advantages to Pulte to do that because it is such a well-known brand name in active adult housing. That review came up with a number of changes to the plan that was required in order to meet it the criteria of Del Webb. The principle difference in Phase I is that the club house and activity center which was not part of Phase I under the Traditions at Applecross is required to be built under a Del Webb project in the first phase. They push the idea that you are buying into the community and activities and by the way you get a house too. One of the differences in the community center itself is that the clubhouse facilities are about 3 times the size of a standard Traditions clubhouse. This is almost 10,000 sq ft. The plan changes the revisions that occurred to the layout of the roads and the houses were fairly minor. In Phase I to accommodate the recreational center, Champlain Drive was curved in a different direction and then filled out this row of housing so that there were four (4) additional units added to Phase I. The total number of units for the site is still 375 we just shifted 4 units from Phase II into Phase I. The stormwater major basin and infiltration basin are still the same. It was shown on the plan where infiltration trenches were placed. Other bullet points in MacCombie's letter were discussed. Discussion continued on additional changes to occur in Phases II – IV. They are fairly minor. Review letters from MacCombie and the

Chester County Conservation District and PennDOT. We are consolidating all those revisions and we will be resubmitting. John Cassels asked for a sense of what is a neighborhood. Explanation was given. Steve Jakatt thought there was to be no basins on what would be deeded to the Township. Is that correct? The overflow basin will be on the land. Chuck Dobson asked if there was a delineation of the area being proposed for dedication? There are lines, but not exactly sure if it is the outside version of the drainage easement or if that is representative of something else. Walter Green answered that those are representative of the easements necessary for the sanitary and stormwater easements. Parcel D is large and off the plan, the larger plan shows all the Parcels and pieces. Upon dedication the Township will have recourse to back and touch Del Webb for any maintenance costs responsibilities. We have the dedication and they have maintenance responsibilities via an easement or something of that nature? It was noted that it is not just Del Webb but the Applecross Homeowner's Association. A trail system was discussed. Chuck Dobson questioned changes to the road network changes for the project. Walter Green responded that in Phase I there really isn't any change to the roads. He pointed out the road changes on the map. Del Webb wanted to create a sense of neighborhood. John Conti motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

New Business

Coatesville Area School District – Addition and Renovations to North Brandywine Middle School Final Land Development Plan (CASD/040507FLDP), prepared by K & W Engineers Consultants, located on 256 Reeceville Road. Clock starts on Thursday, January 24, 2008 and continues until Wednesday, April 23, 2008. There were no representatives in attendance. Plans have been submitted. Kim Hoopes motioned to table. John Conti seconded the motion. All members in attendance voted aye.

General Discussion by Planning Commission

John Cassels discussed new information in regards to the Thornburys. Kevin Anderson, Brandywine Conservancy's representative for us for the Open Space Review Board received invoices from the appraiser and is asking to pay some of the bills. Originally it was asked for us to contribute a percentage based on the remainder of the appraisal, part of it was already paid for. The invoice is twice what they felt the estimate was going to be for the appraiser. Our BoS agreed to payment of \$1,000.00 or about that. Now it is being asked if we would be willing to pay 62 % of both appraisals, which is about \$2,100.00. The second part is whether we should make an offer based on the land for the conservation easement. John Cassels read the recommendation of Kevin Anderson to the Planning Commission. As you recall, at the last Planning Commission meeting, we were going to go to the BoS and recommend that we make some offer based on the developable areas which we thought was in the order of 7 to 8 acres. I did present it to the BoS and they took it under advisement. Will go to the next BoS meeting to discuss this further and see if we can get some movement on it. It is my understanding that the Thornburys are going to move on regardless of whether they get money from this Township's funding or East Brandywine. John Conti voiced his thoughts that traditionally homeowners have dealt with Brandywine Conservancy on their own because they are the ones that benefit from it. Why is the Township getting involved financially this time? Ron Rambo stated that he thinks the appraised value was based on the entire tract. We came into it after the fact that they had already been talking with East Brandywine after the one appraisal had been done and they elected to come to us. It sounds as though the Thornburys approached the Conservancy; the Conservancy said West Brandywine now has money go to them. John Conti stated that in this situation the homeowner is going to benefit. The BoS agreed to look at it, and has committed to sharing the appraisal based on \$1,000. Discussion continued. Ron suggested that Kevin Anderson also come to the BoS meeting. It was noted that it is necessary to start having the Open Space Review Board meetings.

Meeting Reminders

Adjournment

At 8:48 p.m. John Conti motioned to adjourn the meeting. Kim Hoopes seconded the motion. All members in attendance voted aye.

Donna M. Jones
Planning Commission Secretary