

Meeting Minutes of September 2008 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of September 25, 2008 was called to order at 7:36 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Anita Ferenz, Kim Hoopes, Steve Jakatt and Bob Schini. Chuck Dobson was absent.

Action on Minutes of Previous Meetings

Acceptance of August 25, 2008 minutes. Steve Jakatt motioned to accept the minutes of August 25, 2008. Kim Hoopes seconded the motion. All members who were in attendance at the August meeting voted in favor of the motion to accept the minutes.

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

There is a workshop for the Delaware Valley Regional Planning Commission on October 6 & 7. If someone wants to go, let Donna know. There was a review of correspondence by Planning Commission members. Everything is developer related. There was nothing in the correspondence that would not be discussed during Old Business.

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 Friday, October 17, 2008. There were no representatives in attendance. There will be a representative for October's meeting. An extension to January 16, 2009 was received. Kim Hoopes motioned to table. John Conti seconded the motion. All members in attendance voted aye. Steve Jakatt motioned to recommend to the BoS to accept the letter of extension from Brandywine Meadows. John Cassels 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 Thursday, October 2, 2008. An extension to February 5, 2009 was received. There were no representatives in attendance. Kim Hoopes motioned to table with a recommendation that the BoS accept the letter of extension. 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 Monday, December 29, 2008. There were no

representatives in attendance. Steve Jakatt motioned to table. John Cassels 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 Thursday, January 15, 2009. There were no representatives in attendance. John Cassels motioned to table. John Conti seconded the motion. All members in attendance voted aye.

Herbert J. & Helen M. Mosteller Minor Subdivision and Land Development – (Mosteller/070808/MSDLDP), prepared by Berger & Hayes – Stapleton & Leisey, located 507 Hibernia Road, Coatesville, PA. Clock starts on Thursday, July 24, 2008 and continues until Wednesday, October 22, 2008. There is a 90-day extension. A letter was received from James W. MacCombie, P.E. stating that Applicant is actively working toward addressing the issues contained in the review letter dated August 18, 2008. There were no representatives in attendance. Steve Jakatt motioned to table and recommend the BoS accept the extension of time. John Conti seconded the motion. All members in attendance voted aye.

Cycle Max – Preliminary Title Plan – Proposed Self Storage – (CYCLEMAX072208LDP), prepared by DL Howell Civil Engineering & Land Planning, located at 1816 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, July 24, 2008 and continues until Wednesday, October 22, 2008. There is no extension. There is a letter from the Chester County Conservation District. There is a review letter from James W. MacCombie, P.E. office dated August 19, 2008. At the end of the letter, it is recommended that a revised plan be submitted that resolves the issues noted herein. No revised plans have been received. Steve Jakatt motioned that unless an extension is received rejection is recommended of the Cycle Max Preliminary Title Plan based on the MacCombie letter of August 19, 2008 Use Regulations – Section 200-44B(6); Bulk & Area Standards – Section 200-45; Parking – Section 200-101 & 102; Visibility at Intersections – Section 200-103; Vehicular Access & Traffic Control – Section 200-104; Interior Circulation – Section 200-105; Landscaping – Section 200-107 & 108; Storage – Section 200-109; Lighting – Section 200-110; Performance Standards – Section 200-111; Subdivision and Land Development Regulations – Preliminary Plan Standards – Section 167-23C; Site Analysis – Section 167-26; Sewage Disposal – Section 167-57; Water Supply – Section 167-58; Monuments & Markers – Section 167-56; Easements – Section 167-69; Stormwater Management – Section 167-61; under General Comments it is recommended that a revised plan be submitted that resolves the issues noted herein prior to the project being considered for approval as Preliminary Plan by the Board. No new plan as been revised. John Conti seconded the motion. He asked if use of Chester County Conservation District - Chapter 102 could be a reason for rejecting the plan? Kim Hoopes thought that we could not use Chapter 102 as a reason. John Conti asked if we could reject approval of the plan until they comply with the Chapter? Steve Jakatt stated that we can recommend rejection. All members in attendance voted aye.

New Business

Sketch Plan Submissions

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

Joan Thompson asked if there was anything in the letter from the Chester County Conservation District regarding Cycle Max that could not be worked through? Steve Jakatt responded that the issues can be worked through. They have a lot of work to do. John Conti noted that the letter is pretty extensive. It is one of the most extensive ones he has seen.

The dates for the meetings in November and December have been set for the Tuesday before the regularly scheduled meeting – November 25, 2008 and December 23, 2008.

General Discussion by Planning Commission

Meeting Reminders

Adjournment

At 7:51 p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary