

Planning Commission Meeting October 22, 2009 Minutes

The West Brandywine Township Planning Commission meeting of October 22, 2009 was called to order at 7:30 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Kim Hoopes, Steven Jakatt, and Bob Schini. It was noted that Chuck Dobson arrived at 7:50 p.m. for the meeting.

Action on Minutes of Previous Meetings

The acceptance of the July 23, 2009, August 27, 2009 and September 24, 2009 minutes was presented. Steve Jakatt motioned to accept the minutes with Bob Schini seconding the motion. All members present voted in favor of the motion to accept the minutes. (motion to accept was 5-0 as Chuck Dobson had yet to arrive)

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

General Correspondence/Communications – It was noted that the County Planning Commission had provided the Township acknowledgement that the Kenneth Hawk subdivision submission was complete.

Developer Related Correspondence/Communications – The Township was in receipt of a letter from the Township Engineer with regard to his review of the Kenneth Hawk Subdivision, Lot-Line Change Plan, revised Final Plans for the Pulte Phase I DelWebb Project and the Kenneth Hawk Subdivision Plan and correspondence with regard to the Hide-Away Farms historic dwelling, barn and other related buildings from Mark Rhodes, Esquire.

Township Manager Correspondence/Communications – The PC is in receipt of the letters of extension acceptance for the Cyclemax Self-Storage Preliminary Plan and the Brandywine Meadows Preliminary Plans from the Township Manager and a copy of correspondence to Kristin Camp, Esquire with regard to the East Horseshoe Village, L.P. Conditional Use Hearing Application that is be on the PC agenda this evening.

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

Hugh Redditt, Jr. Chairman of the Historic Commission, was in attendance to talk with the PC about its interactions with the Historic Commission and the need to work together during the review of plans. Discussions took place between Hugh and members of the PC as it pertained to the thought of working together for the same goals. Though some differences of opinions were put forth, it was noted that the groups would work together in referring plans to each other. It was thought that a representative would attend each other's meetings in the future.

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, January 22, 2010. There were no representatives in attendance. Steve Jakatt motioned to table the plan with Kim Hoopes seconding the motion. Being no additional questions or comments, all members in attendance voted aye to table the plan.

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 and that the clock started on Tuesday, December 18, 2007 and continues until Thursday, December 17, 2009. There were no representatives in attendance. Kim Hoopes motioned to table

the plan. Steve Jakatt seconded the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

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 Friday, January 15, 2010. There were no representatives in attendance. Kim Hoopes motioned to table the plan with Steve Jakatt seconding the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

Hammell-O'Donnell Business Park– Preliminary Subdivision and Land Development Plan – (HAM-O'DON061109PSLDP), located along Chestnut Tree Road, north of the intersection with Rt 322, West Nantmeal & West Brandywine Township, Chester County, PA prepared by Commonwealth Engineers, Inc. Clock starts on Thursday, June 25, 2009 and continues until Wednesday, September 23, 2010. There were no representatives in attendance. Kim Hoopes motioned to table the plan. Steve Jakatt seconded the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

Kenneth Hawk- Final Minor Subdivision Plan, Lot-Line Change (09-22-09,KEH), clock starts on Thursday, September 24, 2009 and runs through Tuesday, December 22, 2009. Kenneth Hawk was in attendance to discuss the lot-line changes proposed for the properties at 112 & 116 Brandamore Road. Ken Hawk was in attendance to address comments of the PC. Steve Jakatt motioned to grant “Conditioned “ final approval to the plan based on addressing all outside agency review comments, especially that of DEP as it pertained to the sewer agreement for a shared system. Bob Schini seconded the motion. There were no additional questions or comments. All members in attendance voted to recommend “Conditioned” Final Plan approval to the Board of Supervisors.

New Business

Conditional Use Hearing Submissions

The Steve Janiec, East Horseshoe Village, L.P. Conditional Use Application for Additional Use Opportunities of Historic Resources was on the agenda. Steve Janiec was in attendance to present his application to the PC and address any questions that came up. Upon presenting his application and after some brief discussions with PC members, Kim Hoopes motioned to have the PC recommend to the Board of Supervisors to schedule a Conditional Use Hearing for Steve Janiec's Application. John Cassels seconded the motion. With there being no additional questions or comments, all members of the PC voted aye to recommend to the Board of Supervisors to schedule a hearing.

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Meeting Reminders

The upcoming meeting reminders of the various Township organizations were read aloud.

Adjournment

At 8:44p.m. Kim Hoopes motioned to adjourn the meeting. Chuck Dobson seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Township Manager/Secretary/Treasurer