

PLANNING COMMISSION MEETING
Tuesday, March 24, 2005

The West Brandywine Township Planning Commission meeting was called to order at 7:30 p.m., Bob Schini led the members in the pledge of allegiance. Those members in attendance were; Bob Schini, Steven Jakatt, John Cassels, John Conti, Joseph Boldaz and Anita Ferenz.

Bob Schini asked for acceptance of the minutes for the January 27, 2005 meeting and the March 1, 2005 meeting Steven Jakatt motioned to accept the minutes for the January 27, 2005 meeting and the March 1, 2005 meeting John Conti seconded the motion with all members in favor.

Public Comments: Ross Unruh, Bentley Homes, the Study Special ACT 537 has been prepared and submitted to PADAP. The first draft was focused toward the sanitary sewer treatment for the Bentley projects and the route 322 corridor with an onsite system. With the strong encouragement of the West Brandywine Township municipal authority, Bentley Communities has agreed to pursue the PAWC having the sanitary sewage for Bentley projects, which would be Phase one and including Janiec Builders. Pennsylvania American came up with a connection management plan and will be able to receive additional flows other than those already committed. The connection management plan has been approved by PADAP. The draft agreement has been produced by Pennsylvania American, which the authority is reviewing that provides for two phases. Phase one would be the Bentley/Janiec flows; Phase two would be for additional flows. That would also involve for Phase one the approval of east end inceptor line. Pennsylvania American hired an engineer to come up with a design for the portion where the Bentley people would be responsible for improving that line. Some of it being approved by developers from East Brandywine, Fallowfield and some being approved by developers from Caln Township. Pennsylvania American, the Municipal Authority representatives, Ronald A. Rambo, Township Manager, James MacCombie, Township Engineer, and myself, along with PADAP have met and had a meeting as recently as Tuesday, March 21, 2005. Discussed was the revised Special Study that recommends the Pennsylvania American alternative. (Ross Unruh handed out a possible recommendation that the planning board might what to utilize). The authority had unanimously taken a position preferring not to be involved in the sanitary sewer treatment business. My clients being the vehicle for accomplishing the transition to the Pennsylvania American plan, would be the one to install the conveyance system from the 322-corridor area, which would provide phase one for the immediate developments. Phase two would provide for de-commission of Kimberwick and availability for possible existing homeowners who may have problems in the future connecting to the public system. There are pending developments in the general area as well. I qualified what we have here in terms of a recommendation because there may be some additional modifications to the special study that you review based upon our meeting with Pennsylvania DEP. They have made suggestions in terms of the justification of going to the public system as opposed to a land application system. The first concern was in terms of ground water recharge. We pointed out the Bentley projects will be served by public water coming from Aqua American. A majority of it coming from surface water from the Brandywine River, part of that is because of the Cornog Quarry dispute. My understanding of the settlement reached; there is limitation of the amount of water that could be drawn out of the ground. The majority of water Aqua American would bring up will come from the Brandywine surface water. The new storm water regulations, which we are operating under now, were not in affect when your ACT 537 plan came into affect. The ACT 537 now requires it to the extent of practical infiltration for two-year storm, which is about 95% of the storm event. With those changes and circumstances I believe the initial concern about ground water recharge is being met, particularly the recharge requirements for storm water. This was not our idea but we have been encouraged and advised by the authority that this is what the authority wants, and we have been trying

to cooperate. We initially had some problems with Pennsylvania American although they seem to be moving toward the ultimate goal.

Steven Jakatt asked if Mr. Rambo had seen the proposed recommendation for the Board given out by Mr. Unruh. Mr. Rambo replied he had, and did not see any problem with the proposed recommendation.

Joseph Boldaz; my problem with this selective alternative is we are taking waste water from the top northern end of the township, sending it completely through West Brandywine Township and discharging into the southern end. There is an existing treatment plant up there that is in bad shape, but there is another treatment plant in the same water shed along Beaver Creek and Little Washington Road that is run by Aqua American. Its been my experience they could possible have treatment capacity however they don't have discharge capacity. That alternative was not explored in the ACT 537 plan. Ross Unruh; both the township and the authority have made it clear, they do not want us to go to Little Washington. If we had treatment there it would have to be brought back for disposal. The flows would be co-mingle and there is apprehension about the flows coming back without any controls over what the components might be and then bring discharge into West Brandywine. Ross Unruh asked Mr. Rambo if that was correct; Mr. Rambo responded yes. When we first came in under conditional use that was brought up as an option, and it was projected by the Board of Supervisors. Joseph Boldaz; It's hard to believe that could be the possible alternative. Your picking it up at one end and carrying it all the way down the pipe with no chance of infiltrations no chance of environmental benefit and taking it and discharging it at the southern end of the township. There are other alternatives even without Little Washington. You may have to operate a treatment plant, but there are technologies out there that can get wastewater clean enough that you can basically use it for flush water and irrigation of landscaping. Go back a couple years and realize what happened in 2000 when wells were drying up with no water around. It sheds some light on this alternative. Ross Unruh, back in 2002 I don't believe we were being subjected to the same infiltration requirements. Joseph Boldaz; all the newer developments have to face this new ordinance, however all the previous developments did not have to face that. When you are developing fifty acres you have to infiltrate the two-year storm, but what of the other two thousand acres around there that have been developed in the past. You're not getting any benefit from them. Ross Unruh; I don't disagree with that. The change in circumstances is because of the concerns that you raised, and why the water source will not be drawn from the ground water but will come from surface water. The negative that it might otherwise have been, there is no question that what is being proposed is stream discharge. DEP recognized that the water infiltration is not as much of an issue as it may have been in the past. What we are proposing on our onsite system; the treatment with the plant would be complete then injected into the ground. There is always a little extra polishing when water percolates through the ground. It's my understanding the Pennsylvania American plan meets all its permit requirements. Joseph Boldaz; that may be true but reading the technology that was proposed for this project, I would think that the membrane filtration plant would far exceed what Coatesville's discharging right now. I doubt they have the stringent requirements that a ground water discharge system would have. Ross Unruh; Coatesville plans to expand their plant, and that would be required for phase two. They would also have to get a new permit. Joseph Boldaz, I believe the public water is likely coming from the East Brandywine Creek. Ross Unruh, it's coming from the east branch of the Brandywine and its discharging west. The east and west branch come together around East Bradford Township. John Cassels; water is going to the other water shed and what's going to happen is our head water streams, the very tip of the fingers that come up into our township could go dry. The base flow may be in jeopardy when you take water out of this region and put it into another region. You will still have the same amount down below where we live, but we could have stream dry out here. There is another logical solution, which has been ignored, and that is the proposed treatment plant in East Brandywine associated with the Pulte development at the bottom of East Reeceville Road, which is in the same Beaver Creek water shed. Ross Unruh; I am not familiar with that one, I think even there the liquid has to be disposed of back on your own property. I would assume I would get the same answer as I got with Little Washington, that the township does not want to get co-mingle with respect to disposal in West Brandywine. Mr. Rambo; one of the BoS's has that concern. John Cassels; it could be metered. Joseph Boldaz; the effluent that is coming out of the membrane plant is cleaner than most of the water that is running in the streams right now. Ross Unruh; my client initially explored that, but we were told that was not going to happen. Joseph Boldaz, I can see there is only one alternative and that's what the township and the municipal authority want. Ross Unruh; that's

the conclusion we have come to. You have the ability to make the recommendation and you can make your own choice. John Cassels, you said the public water is coming from surface water. Ross Unruh; that's correct. John Cassels; just because there is an agreement between Downingtown Municipal Authority and Aqua American doesn't mean that there is a new pipe coming up from Downingtown to serve West Brandywine. It will be the same pipe network; they just open up a valve in Downingtown and put water into the pipe. There is still water coming out of the ground either the Beaver Creek Water Shed, I don't believe the water coming up to these developments is coming from surface supplies. You have different sources of water. Some is ground water in the watershed that would normally take the effluent in the ground. You are pulling water out of the ground plus flushing it down the toilet and it's going over the hill to another watershed and discharging into a stream. The logical approach would be to put it right back into the ground or let it flow down stream to a treatment plant, pump it back up the hill and put it back into the ground to eventually get back into the well to be recycled continuously. The water stays and is maintained in that system.

Joseph Boldaz, I believe Aqua has three permitted wells on the Kaye property and they can withdraw water from those at any time. Given the amount of development we see now, from my experience Aqua and Downingtown Water Authority are close to that magic number that was looked at a couple of years ago already. That's the agreement to draw off of the Marsh Creek supply. Mr. Rambo; the letters that are written by Aqua Pennsylvania state they will have adequate water to furnish these facilities as they are built based on Quarry water, five hundred thousand gallons a day from Downingtown. Bob Schini; what happens when these developments have exhausted that flow, and the next developers come along those letters don't apply. Ross Unruh; you can cross that bridge when you come to it. East Brandywine is firm that they did not want any additional ground water withdrawals. Joseph Boldaz; we can't cross that bridge when we come to it, if indeed we are exporting water out, because that bridge will already be burned by then. I don't think all alternatives have been explored. East Brandywine is looking at treatment plant, I am not aware of any discussions with them, Little Washington I don't know if that's been discussed. I see two options; a package plant or putting it into a pipe and the most empathize has been placed on putting it in a pipe and exporting. Ross Unruh; I explained how we got to this point. Mr. Rambo; it was broached with the BoS's about Little Washington and we are currently talking with Pulte. We are figuring in the capacity for the Pulte project, in the same respect we have the ability to push their sewage to East Brandywine. Joseph Boldaz; one of the biggest problems is when you run the pipe. Each and every development that can possibly reach the pipe and may have questionable sewers or a package plant say, I don't need to keep running this package plant anymore. The township doesn't want to be in the sewer business, why don't I just go on down to this pipe and send my sewer into it. One might say there is not an ACT 537 plan that addresses it. I'm saying we're just doing an ACT 537 right now that allows Culbertson to get in into the pipe, and take it all the way down through the township. I think the township and the authority need to look forward a bit, and understand as soon as you put in a collector line down the middle of the township anyone who wants to get in there is going to try and do it. Ross Unruh; the way to control density is with the zoning ordinance not with a sewer plant.

Bob Schini asked the board for a motion. Steven Jakatt motioned that we recommend to West Brandywine Township Board of Supervisors the ACT 537 Plan Special Study for the Culbertson Run/Swinehart Road/Route 322 study area dated June 2004 revised February 2004, be approved subject to expanding upon the justifications for the recommendation that the Township implement the Pennsylvania American Water Company conveyance and treatment alternative, which modifications may include expanding the service area for Phase II to include, among other areas the two existing mobile home parks in the Township. Anita Fernez seconded the motion with Steven Jakatt, Anita Ferenz and Bob Schini in Favor. Joseph Boldaz, John Conti and John Cassels, were against the motion.

First item under old business; Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan (00-05-SCHROH) prepared by Berger & Hayes – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Friday, Tuesday, March 29, 2005. Representative present Thomas Rohrer; in reference to landscaping a few of the major areas that are not going to be disturbed would be this area (drawing referenced) at the point coming down toward the creek. The

back property line runs along the PECO lines. This portion (dwg ref) at the lower end is behind a residence, which is a non-conformance use, and this will not be disturbed. It's more of a grove with no underbrush. This area here (dwg ref) within the detention basin would also be as untouched as much as possible. Looking at the other plan you see this area (dwg ref) is where the berm would be built for the detention basin and the swale comes around through here. (dwg ref) I would be using all evergreen materials, since what we have here is totally deciduous plant material. (dwg ref) What are proposed for plantings "A" would be eight evergreen plants; they would be planted on the berm not to interfere with the site line. Planting "B" we will be clearing out the underbrush, if there are some native plants there that would be suitable material we may leave that and intersperse with some evergreen material, since its going to be shady we may use hemlock. Planting "C" is the other plant material, back and in around the building and parking areas. Back here are storage bins, (dwg ref) parking are these two spots, seven coming down here, (dwg ref) and three over there, with just a mix of evergreen material. Everything else on the site would be deciduous trees that would be there. Proposed entrance plantings would be a mirror copy on either side of the entranceway. Lawn areas are stated lawn for a reason; as much as the existing woodland is to remain much of the site would have shade cast on it at some point throughout the day. Those marked lawn or areas where strong turf is needed to prevent possible soil erosion not only immediately after construction but years in the future once the erosion material has broken down. The lawn areas represent areas where potential hard rain surface water flow would come down underneath the fence that would be a barrier between this property (dwg ref) and the house. Into that swale we are looking to keep strong vegetation that runs into the lever spreader. We would want to maintain strong turf there and throughout the berm. On this side we have the emergency spillway (dwg ref) where you would want to maintain good turf vegetation. It's my recommendation not to plant in those areas at all. It would not be needed for screening, since its more the backside of the property towards the power lines. This does fall short of what is required between perimeter planting and a good part of the perimeter we are not disturbing. As far as screen planting we are fairly close. The biggest issue would be woodland displacement figures that get astronomical. When totaled it came to one hundred and seven trees. If we were to plant one hundred and seven trees on this property we would not have any grass or vegetation at grading level. Steven Jakatt; you have done a good job with landscaping. I have been to the site and agree, if you put one hundred and seven trees out there they would be crowded out. Thomas Rohrer, I believe we are clear on just about everything except for some minor issues. If I can get this resolved then I can go back to meet with Berger & Hayes to go through the final items.

John Cassels, concerning the backside, does all the vegetation have to be removed right to the property line, I realize it's just the power line. Thomas Rohrer, there could be some tagged to stay. My fear would be to get this too shady; this is the spot where we are trying to retain surface water. John Cassels, procedurally we ask the applicants to calculate the numbers that are required by ordinance and then give a number you are proposing. This way we can see what the difference is. Thomas Rohrer there is nowhere within reason to go with it. This is a shop building that will have a parking lot, grass area with walkways then the building. Usually the shrubs are around the building like it was done at the township building. We are having three to four bays in the front of the building so its not area where we can use shrubbery to any large extent. Perc test would have to be done again, but without getting the landscaping issue resolved there is no point in my continuing. For a hundred some trees and two hundred shrubs, I am looking at approximately fifty thousand dollars worth of plantings for a twenty-five thousand dollar building. I am aware I will have to re-apply for the sewage permit and will have to get the, well, and PennDot permits. The intended use for the building is for truck storage, yard space and equipment storage for a landscaping. The parking area will be stone. John Cassels, your perimeter buffer along the road looks fine, my concern is with the neighbor. Would you be willing to put a few shrubs on his property in front of that fence to soften it up a bit? Steven Jakatt, maybe talk to him to see what he wants. John Cassels, if you want us to recommend approval of a waiver we need to see what it says. Thomas Rohrer, I will put some plants on the other side of the fence, and see if I see some nice plant material coming down that side. If we can tag five to six pieces to preserve when the work is being done we will go with that. John Conti, the board would like to see the number required by ordinance, the number you would plant and the number you want waived.

Bob Schini asked for a motion. Steven Jakatt motioned to table the Schnatz & Rohrer Landscaping Preliminary/Final Land Development Plan, John Cassels seconded the motion with all members in favor

Brandamore Golf Course - Preliminary/Final Land Development Plan (00-10-BDMGOLF) Golf Course/Club House/Maintenance Building. Prepared by R.K.R. Hess Associates, Inc. Clock started Tuesday November 21, 2000. Letter was received from the applicant granting the Township an open-ended extension of time. No representative was present. Bob Schini asked for a motion. Joseph Boldaz motioned to table the plan and Steven Jakatt seconded the motion with all members in favor.

Hide Away Farms - Preliminary Subdivision & Land Development Plan, (By-Right) (01-02-HAFARMS) Hide Away Farms, property located at Special School Road. Prepared by Nave, Newell & Stampfl, Ltd. – 47 Lots in West Brandywine Township. Clock started Thursday June 28, 2001 and continues until Tuesday September 25, 2001. Remains open, nothing new to discuss.

City of Coatesville Golf Training Facility – Preliminary Land Development (03-01-CCGTF) – Proposed Municipal Golf Facility – Prepared by Carroll Engineering Corporation. Proposed Municipal Golf Facility, located at Pratts Dam Road. Clock started Thursday, May 22, 2003 and continues until Wednesday, May 10, 2005. No representative was present. Bob Schini asked for a motion. Joseph Boldaz motioned to table the plan and Steven Jakatt seconded the motion with all members in favor.

Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03-CULSWH), prepared by DL Howell Associates, located at Culbertson Run & Swinehart Road. Proposed 115 Single Family Dwellings. Clock started Thursday, February 26, 2004 and continues until Friday April 8, 2005. Bob Schini noted the Township received an extension letter. Representative, Ross Unruh noted a review letter from Mr. MacCombie was still outstanding, therefore there was nothing to discuss and requested to go to the next submission. Joseph Boldaz motioned to table the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan, Steven Jakatt seconded the motion with all members in favor.

Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), prepared by DL Howell Associates, located at Horseshoe Pike & Swinehart Road. Proposed 178 Townhouses. Clock started Thursday February 26, 2004 and continues until Friday, April 8, 2005. Bob Schini noted the Township received an extension letter. Representative, Ross Unruh noted a review letter from Mr. MacCombie was still outstanding; therefore there was nothing to discuss. Steven Jakatt motioned to table the Culbertson Village Preliminary Subdivision Plan - Joseph Boldaz seconded the motion with all members in favor.

Ridings of Hibernia – Final Subdivision – (04-09-RIDHIBA) – Prepared by Vollmer Associates LLP - Proposed 92 lots, located at the intersection north of Lafayette and Hibernia Road. Clock started Thursday, October 28, 2004 and continues until Monday, April 25, 2005. Representative present was Jenny Strelzik and Alfred Tyleinnewdober. Jenny Strelzik, since meeting with the Planning Board we have had a few meetings with staff and as a result we have a revised letter from Mr. MacCombie's office dated March 23, 2005. We believe Mr. MacCombie's letter reflects we have successfully addressed all the issues. We are here before you to ask recommendation for a final approval for this project.

Jenny Strelzik; I would like to discuss the grading for lot 78. There was concern that grading for that lot intruded upon the riparian buffer, we have reconfigured the building on that lot and take all the grading outside of the riparian buffer. Alfred Tyleinnewdober; we are further exploring the possibility of making a walkout which will pull grading further away from that high level area where the riparian buffer is located. Jenny Strelzik; in reference to waivers, the BoS's has requested one more staff meeting with them. We had given them a list of request, and the BoS's requested a more detailed explanation. We are working on getting together a more detailed waiver request and will submit this before the BoS's when completed. Mr. Rambo; we met with the applicant representatives for four hours about two weeks ago to help iron out outstanding issues. John Cassels, how about the culvert underneath Hibernia Road. Mr. Rambo; Hibernia Road is currently a PennDot road. Alfred Tyleinnewdober; PennDot has requested additional calculations for the culvert. We have discussed the capacity of this culvert with Mr. MacCombie's office and we are still in the process of resolving that issue.

Bob Schini, asked for a motion. John Cassels motioned to recommend to the BoS's approval of the Ridings of Brandywine Valley Final Subdivision (04-09-RIDHIBA) conditioned upon the BoS's granting the waiver relief request. John Conti seconded the motion.

Mr. Rambo, Township Manager; it should be conditional final approval to the BoS's pertaining to the following;

First – accepting modifications – the waivers being requested

Second – issuing the Opinion & Order

Third – completing the design of the sewer system

Fourth – approving the design of the public water system by Aqua Pennsylvania

Fifth – establishing all public escrows

Sixth – obtaining all public permits

Seventh – obtaining proper DEP permits to build the treatment facilities

Eighth – Recording all plan

Ninth – contributions to the Township in \$100,00 dollars cash for open space

Tenth – contributions of \$40, 000 dollars to public works for the establishment of the salt brine system

Steven Jakatt recommended adding Mr. Rambo's' comments one through ten to the motion, John Cassels agreed to the added recommendations, all members were in favor.

Coatesville Area Regional Catholic School – Final Subdivision & Land Development (04-02-CARS)– Proposed Coatesville Catholic Regional Elementary School – Prepared by EB Walsh & Associates Inc., located at Beaver Creek Road & Route 82. Clock started Tuesday, December 21, 2004 and continues until Sunday, March 20, 2005. Representative present was Andrew Eberwein; we have received planning module approval we now have to submit for our on site drip irrigation. We have resubmitted new plans and await the next review from Mr. MacCombies office. We look to receive a PennDot permit within the next couple of days. We are planning to break ground in July 2005. Mr. MacCombies issues have been met with the new submission of plans; therefore I will be back next month seeking approval from the board. Bob Schini asked for a recommendation, Steven Jakatt recommended tabling the Coatesville Area Regional Catholic School – Final Subdivision & Land Development, Joseph Boldaz seconded the motion with all members in favor.

Steven B. Janiec – Final Minor Subdivision Plan (05-01-JANBLD) Three-lot subdivision, located at 1639 Horseshoe Pike. Prepared by EB Walsh & Associates. Clock started Thursday, January 27, 2005 and continues until Tuesday, April 26, 2005. Representative present was Andrew Eberwein, who stated the review letter from Mr. MacCombies office only had minor issues that will be cleaned up so I would like to ask for a recommendation. If you want to table it, I will ask Mr. Janiec to send in an extension. Andrew Eberwein stated he would hand write an extension and give it to Mr. Rambo tonight. Bob Schini asked for a motion. Steven Jakatt motioned to table the plan; John Conti seconded the motion with all members in favor.

Steven B. Janiec – Land Development Plan (05-02-JANICBARN) The Barn at Plank Farm, located at 1639 Horseshoe Pike. Prepared by EB Walsh & Associates. Clock started Tuesday. March 1, 2005 and continues until Sunday, May 29, 2005. Representative present was Andrew Eberwein, who stated the review letter from Mr. MacCombies office only had minor issues that they will be working on. John Conti motioned to table the plan; Steven Jakatt seconded the motion with all members in favor.

Golf Zone Realty LLC, - Final Land Development Plan (05-03-GOLFKART), Property located at 1839 Horseshoe Pike, Proposed Go-Kart Track - Prepared by Lake, Roeder, Hillard & Associates. Clock started Thursday, March 24, 2005 and continues until Wednesday, June 22, 2005. Representative present was John Pogue and Stephan DeMarco. John Pogue stated they had received the Conditional Use Approval. There is an existing driving range, and existing miniature golf course and the proposed go kart track will be located behind the existing miniature golf course. The go-kart track is designed to fit into the landscape with berming and landscaping. The tract will be lighted and the lighting plan is included. Lighting will be "0" foot-candle within

the property line. There will be a covered shed that will house the go-karts. There are some conditions from the conditional use hearing being the type of go karts, the engine used and maintenance procedures. This information is recorded in the order and is on the plan. In terms of noise, with all twenty karts going, it's a maximum of sixty decibels, after two hundred feet it's almost down to nothing and that's not considering landscaping, buffering or berming. The storm water will be infiltrated; there is virtually no runoff. There will be a small amount of run off with the hundred-year storm, but everything else will be infiltrated. The existing clubhouse has received its Use & Occupancy Permit. There is an existing trail for the driving range that will be removed. The existing barn is being dismantled and moved. Representative, by the next meeting we will have a date for when the building will be down and removed. Mr. Rambo, the BoS's has advised them to bring the barn down being its un-safe.

Stephan Demarco, the season for the Go Kart track is from April until October and will be shut down for the rest of the year. Joseph Boldaz, what happens to the foundation under the barn? Stephan Demarco, the footprint will be used for a foundation. The footprint of the barn needs to remain. Mr. Rambo, what they are required to do, is rebuild using the same footprint so they can incorporate their laser tag, and other amenities. Representative, we plan on putting up a useable structure in place of the barn being torn down. Mr. Rambo, they can use the same footprint. Representative, the parking lot will be paved early April 2005. The trailer on the property will be removed. Bob Schini, you said if all the go-karts are operating at the same time, the noise level is sixty decibels from two hundred feet without the buffering? We did a test concerning the Eck property; he is well over five hundred yards away. We ran all our lawn movers, etc, to see what the effect would be, and you could not hear anything. Bob Schini; you said the light intensity at the property line is "0" foot-candles. Representative, we went with the ordinance; the lights are twenty foot standard with full cut off. Joseph Boldaz; with the lights you have out there now, its like a star out there, you can see it coming down route 82. Mr. Rambo, they are adding hoods to those lights.

Representative, the course is designed to run twenty karts; we will run ten in and ten out at a time. The ride will last for ten minutes. We have parking for hundred and sixty cars. Stephan DeMarco, we will be running the DUI experience along with the state troopers. We will go to a lot of the high schools. We will give them a pair of goggles, and it will show the kids what one drink is like driving a car, two drinks, etc. and how you would be controlling the car. Electronically the cars are safe, we can speed them up or slow them down they go only eight to ten miles an hour. There is a height restriction for the cars. There will be double cars and single cars. If the child is young and under height restriction they can ride with an older adult. We also have another site similar to this in Montgomery County.

Joseph Boldaz suggested they meet with the Park & Recreation Board to discuss a trail system. Site inspection was scheduled for Saturday, April 2, 2005 at 9:00 am. Bob Schini asked for a motion. Steven Jakatt motioned to table the plan; John Conti seconded the motion with all members in favor.

Sketch Plans; Indian Run Trials, representative present was Bill Dalusio and Charlie Hackatt. Representative stated this site was the old girl scout property. Property is located on Indian Run Road, with seventy-five acres in West Brandywine and the other eighty acres in Wallace Township. The property borders the Maes property. (Sketch Plan was handed out to the Board) Charlie Hackatt; you come into the property at Indian Run Road over in Wallace Township. Bill Dalusio; this sketch plan was done by the Girl Scouts four years ago, but was never submitted. We thought we would show you this plan and it would be a good place to start.

Lots are one acre. The yellow parts (dwg ref) show the sensitive areas of the project being the wetlands. No perc test have been done. Its possible we may put in a community system for water and septic. They have a community system proposed for this area (dwg ref), which is in Wallace Township. We have not done any percs on the ground to see how big of an area we will need. There may have to be some sort of agreement with the two townships to have the sewer plant in Wallace. We have met with Wallace, they have walked the property and we seemed to get a good response from them.

The greenway, the 9.7-acre parcel (dwg ref), is in Wallace Township we are doing a cluster and that will be the open space in Wallace Township. It would be difficult to cluster the ground in West Brandywine because of the sensitive areas. There is an historic building down on lot eight. Steven Jakatt, lot 33 appears to be bi-sected by the property lines. Bill Dalusio that may have been colored by mistake. John Cassels, will you need an easement for your access road? Dill Dalusio, right now we only have a twenty-foot wide path, it's a dirt road that goes into the whole property. We are negotiating with a property owner here (dwg ref) to buy an additional thirty-five feet so we have enough room to get in. John Cassels, it would be my recommendation to keep the lots out of the sensitive areas altogether. If this could be reconfigured and pushed up toward the water, it may make the lot sizes smaller. When people have a quarter of there property in the wetlands, they will mow right down to there property line, put there kids swing sets down in the wetlands, and this would defeat the purpose. Bill Dalusio, we are not even sure if that's the line, it has not been surveyed this was just taken off of maps.

John Cassels are you aware the Township has identified the woods on this site as some of our highest priority woods. The removal or disturbance should be minimal. This is also part of the Highlands coalition. There is going to be a multi state corridor from Alpaca and Virginia all the way up into New England. This is the one portion of Chester County that is in that corridor.

Bill Dausio, they are showing this boulevard entrance (dwg ref) coming into the job, when we met with Wallace township they thought it would be better to have one road coming in a little wider than normal instead of a boulevard. John Conti, I would be in agreement with Wallace. John Cassels is the boulevard showing more impervious surface then Wallace was requesting. Bill Balusio, the boulevard would. Site walk was scheduled to Saturday, April 2, 2005

Bob Schini asked for a motion. Steven Jakatt motioned to table the plan; Joseph Boldaz seconded the motion with all members in favor.

Meeting reminder was read; the next Planning Commission Meeting will be Thursday, April 28, 2005

Bob Schini requested a motion to adjourn the meeting. Steven Jakatt motioned to adjourn at 9:43 p.m.; John Conti seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary