

Meeting Minutes of June 2009 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of June 25, 2009 was called to order at 7:31 p.m. Steve Jakatt led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Steven Jakatt, and Bob Schini. John Conti, Chuck Dobson and Kim Hoopes were absent.

Action on Minutes of Previous Meetings

Acceptance of May, 2009 minutes. John Cassels motioned to accept the minutes of May 28, 2009. Anita Ferenz seconded the motion. All members who were in attendance at the May meeting voted in favor of the motion to accept the minutes.

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

Steve Jakatt noted the correspondence under General Correspondence/Communications, Developer Related Correspondence/Communications and Township Manager Correspondence/Communications. Ordinance No. 2009-04 – it is requested that the PC review the Ordinance and provide the BoS with input.

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

No Public Comments

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, July 17, 2009. There were no representatives in attendance. John Cassels motioned to recommend to the Board of Supervisors to reject Brandywine Meadows 49-lot preliminary subdivision plan unless a letter of extension is received prior to July 16, 2009 based on the following deficiencies outlined in the Township Engineer's review dated March 16, 2009 specifically under Zoning Code Section 200-180 & 181; Section 200-107C(2)(a); Section 200-88D(3); under Subdivision and Land Development Section 167-23; Section 167-25; Section 167-40 & 47; Section 167-57; and Section 167-61. Anita Ferenz 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, July 27, 2009. Andrew Eberwein was in attendance. The last time we were here, the bigger issue was with the landscaping. We are not asking for any relief of any trees, all trees will be planted on site. There are extension woods around the property – every tree that is required for buffer; every tree that is required for property frontage, etc, by your Ordinance is shown on the plan. There was housekeeping to do, a lot of notes and such which has been completed. We have some issues to go to for Final plan. Everything that they have listed deals with the Final Plan. On Page 2 of MacCombie's letter dated June 12, 2009, it states the majority of the issues noted in the previous review letter have been successfully addressed and appears to be in an acceptable format to be considered by the Board of Supervisors for Preliminary Plan approval. Declarations are now being reviewed. The planning module has to be approved. We have the Conservation District and the General Permit to cross the wetlands. There are no issues with what is being

requested for Final. John Cassels motioned that the Board of Supervisors consider approving Preliminary Subdivision Plan for Brandywine Manor assuming that as the engineer stated everything on the review letter can be dealt with at Final. Bob Schini 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 Friday, July 17, 2009. There were no representatives in attendance. John Cassels motioned to recommend to the Board of Supervisors reject the Pulte Homes of Pennsylvania L.P./Del Webb at Applecross Final Subdivision and Land Development Plan unless a letter of extension is received prior to July 16, 2009 based on the engineers review letter dated January 10, 2008 with the following deficiencies under Zoning Section 200-107; Section 200-126D; under Subdivision and Land Development Code, Section 167-24; Section 167-61; Section 167-25; Section 167-61M(3); Section 167-57 and Section 167-19. Anita Ferez 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 Monday, July 20, 2009. Herbert Mosteller and Daniel E. Errett, RLA, Associate/Sr. Project Manager, Berger & Hayes were in attendance. A letter was received from the Township Engineer. There is one comment regarding the “temporary” stormwater easement. The landowner has signed a “permanent” easement. Landscaping was discussed regarding waivers requested and discussion at the last PC meeting. Daniel Errett stated they have complied with the requirements for landscaping on each lot. They have clarified the waiver requests. Menke & Menke did have comments. One of the comments on page 2, comment 3 and 4 regarding Hibernia Road South and Telegraph Road he is asking the thoughts of the PC. The PC felt that the number of trees could be reviewed at the time of construction. John Cassels stated what the recommendation was to the Board of Supervisors, that “except for the western property line, northern property line, property line adjacent to Hibernia Road north of the existing tributary in consideration for the applicant agreeing to plant 50’ wide stream buffers along Hibernia Road”. He asked why couldn’t this number of trees be put over here? It was agreed they could be. John Cassels asked that they keep in mind that they are looking for complete shading of the stream. Daniel Errett stated that the last comment he needed to note was that the Ordinance requires so many plants per square foot, which was calculated. The difficult part is on a subdivision plan you have houses that are rectangles. I have noted that when the building permit is issued, so many plants will be required on each lot depending on the house when the shape, size and shade will be on the lot. John Cassels suggested that it may be easy to say that the trees and shrubs would be selected from an approved list. Discussion continued. Daniel Errett agreed that the M&M letter and the Township Engineer have been covered and any issues will be taken care of. There was discussion regarding waiver requests. Bob Schini motioned to recommend to the Board of Supervisors that they grant the waivers asked for by the applicant in a June 5, 2009, that they grant the waiver from the SALDO Section 167-61K(7), 167-61M(1)(e)(1) berm width and 167-61M(1)(f)[3] the freeboard requirement and in addition, it is recommended that the Board of Supervisors grant the waivers from the requirements of the Zoning Ordinance Section 200-107D(1)(c) and Section 200-107D(1)(d) based on the Planning Commission’s earlier recommendation about existing vegetation. John Cassels seconded the motion. All members in attendance voted aye.

Bob Schini motioned to recommend that the Board of Supervisors grant approval to the Minor Subdivision Plan of Herbert J & Helen M. Mosteller conditioned on the granting of the waivers requested by the applicant. John Cassels 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 Sunday, July 19, 2009. There were no representatives in attendance. Bob Schini motioned to recommend the Board of Supervisors reject CycleMax Preliminary Title Plan unless a letter of extension is received prior to July 16, 2009 based on the Township Engineer’s letter of May 12, 2009 and the fact that they do not comply with Section 200-45 of the Zoning Code; Section 200-101 & 102; and that they have not complied with the Subdivision and Land Development Ordinance Section 167-58 dealing with water and Section 167-60 dealing with drainage easement and Section 167-25 dealing with erosion controls. Anita Ferez seconded the motion. All members in attendance voted aye.

New Business

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, 2009. There were no representatives in attendance. John Cassels motioned to table. Anita Ferenz seconded the motion. All members in attendance voted aye.

Sketch Plan Submissions**Conditional Use Hearing Submissions****Public Comments (individuals not requesting to be on agenda)**

The Planning Commission will review the new Ordinance. The Ordinance was discussed between Planning Commission members.

General Discussion by Planning Commission (as needed)**Meeting Reminders****Adjournment**

At 8:52p.m. John Cassels motioned to adjourn the meeting. Bob Schini seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary