

## **Meeting Minutes of November 21, 2006 Planning Commission Meeting**

The West Brandywine Township Planning Commission (WBTPC) meeting of November 21, 2006 was called to order at 7:30 p.m. Bob Schini led the members in the pledge of allegiance. The members in attendance were John Cassels, John Conti, Kim Hoopes, and Bob Schini. Anita Ferez arrived at 7:32 p.m. Steven Jakatt and Chuck Dobson were absent. Township Manager Rambo was also present.

### **Action on Minutes of Previous Meetings**

Acceptance of October 26, 2006 minutes. Kim Hoopes motioned to accept the meeting minutes. John Cassels seconded the motion. All members voted aye.

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

#### *General correspondence/communications*

Theresa Lemley, Esquire has provided the Township with a copy of the “final draft” of the Order for the proposed Pulte 55+ Community to be considered by the BoS (Board of Supervisors). Bob Schini suggested that the PC members review the draft Order.

#### *Developer related correspondence/communications*

The Township is in receipt a letter of extension from Schnatz & Rohrer Landscaping, Inc. The Chester County PC has forwarded the Township a review letter with regard to the proposed preliminary subdivision plan for the Cobblestone at Horseshoe Village Project.

### **Public Comments**

There were no Public Comments

### **Old Business**

Schnatz & Rohrer Landscaping Inc. – Land Development Plan (00-05-SCHROH) prepared by Lake Roeder Hillard & Associates – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday, May 25, 2000 and continues until Wednesday, January 24, 2007. Tom Rohrer and David Keener are in attendance from Schnatz & Rohrer. Tom Rohrer has requested a waiver from section 200-107. They are looking to keep the perimeter untouched that contains woodlands. Bob Schini felt that they had made an informal waiver request at a prior PC meeting, at which the PC favored their request; the request can be supported by the previous PC minutes. The minutes were located from the previous meeting and it was determined that no action was taken regarding the waiver request. Manager Rambo requested that the waiver be addressed to the BoS, so that it can be acted upon at their public meeting. Discussion pertaining to Jim MacCombie’s review letter dated October 26, 2006 ensued regarding the planting along the Butler property item 2.b. Manager Rambo noted that this type of fence (board-on-board) should be 10 feet off the property line unless it is surveyed, then it can be placed on the property line. If the fence is placed on the property line, then the trees could be planted on the inside

of the fence. Manager Rambo suggested that Mr. Rohrer look at his initial submission date, if he feels that it predates the current ordinance, he should advise the engineer that they are under the old regulations. Mr. Rohrer noted that the sewer permit has been renewed. Mr. Rohrer stated that he wouldn't do any land disturbing activities until he has a grading plan. Kim Hoopes motioned to table the Schnatz & Rohrer Landscaping Plan. John Cassels seconded the motion. The motion carried 5-0.

Balderston Family LTD Partnership/Swinehart Realty Associates LP –Final Swinehart Subdivision Plan (04-03-CULSWH), prepared by DL Howell Associates, located at Culbertson Run & Swinehart Road. Proposed are 115 Single Family Dwellings. Clock started Thursday, December 22, 2005 and continues until Thursday, February 1, 2007. There were no representatives present. Manager Rambo noted the Township has not received any revised plans addressing the engineer's comments. Kim Hoopes motioned to table the Balderston Final Swinehart Subdivision Plan. John Cassels seconded the motion. The motion carried 5-0.

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 1, 2007. There were no representatives present; they are currently working on addressing the engineer's letter. Kim Hoopes motioned to table Brandywine Meadows Subdivision Plan. John Conti seconded the motion. The motion carried 5-0.

Cobblestone at 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 Wednesday, January 24, 2007. The engineer is in the process of finalizing the review letter. John Cassels motioned to table the Cobblestone Preliminary Subdivision Plan. Kim Hoopes seconded the motion. The motion carried 5-0.

### **Sketch Plan Submissions**

Andy Eberwein of E. B. Walsh & Associates is in attendance to present a plan on behalf of Harlan Corporation of the Gordon Eck Property on Germany Hollow Road. Both Andy Eberwein and George Harlan were in attendance. Mr. Eberwein stated they are on their third rendition of a sketch plan for the same property. The difference is that it has one less lot and the road was shortened from the previous sketch plan. Mr. Eberwein gave a brief summary of his sketch plan and noted that Dr. Eck wants to incorporate a fifteen-acre section into the deed-restricted area of his property. Discussion followed. Bob Schini noted they are in support of the length of the cul-de-sac and should approach the Board of Supervisors with regard to a waiver request. John Cassels inquired about a trail system either throughout or around the parcel for future trail connection points and it was noted that this would be looked into.

Bob Schini noted the Meeting Reminders. John Cassels motioned to change the December Planning Commission meeting from Thursday, December 28, 2006 to Tuesday, December 19, 2006 at 7:30 p.m. John Conti seconded the motion. The motion carried with all members voting aye. Manager Rambo will advertise the meeting change. Mr. Hoopes noted that the Open Space Review Board meets on Thursday, December 14, 2006.

### **Adjournment**

With no other business to discuss, John Conti motioned to adjourn at 8:34 pm. Kim Hoopes seconded the motion with all members in favor.

Ronald A. Rambo, Jr.  
Acting PC Secretary