

Meeting Minutes of February 2009 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of February 26, 2009 was called to order at 7:34 p.m. Chuck Dobson led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Kim Hoopes, Anita Ferenz and Bob Schini. John Conti and Steve Jakatt were absent.

Action on Minutes of Previous Meetings

Acceptance of January 22, 2009 minutes. Kim Hoopes motioned to accept the minutes of January 22, 2009. John Cassels seconded the motion. Motion made and seconded. There was no discussion. All members who were in attendance at the January meeting voted in favor of the motion to accept the minutes.

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

Chuck Dobson read the list of documentation noted under General, Developer Related and Township Manager Correspondence/Communications

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, April 17, 2009. There were no representatives in attendance. John Cassels noted that there is a letter from the landscape consultant, Menke & Menke. Chuck Dobson noted that most of the issues have been resolved except for the calculation of the woodland disturbance number which someone from the applicant address that. John Cassels made a motion to table. Kim Hoopes seconded the motion. A motion was made and seconded. 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 Tuesday, March 31, 2009. There were no representatives in attendance. Kim Hoopes noted that this is the project that we recommended an appraisal be done. John Cassels motioned to table. Kim Hoopes seconded the motion. A motion was made and seconded. 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 Sunday, March 29, 2009. There were no representatives in attendance. Bob Schini motioned to table. Anita Ferenz seconded the motion. A motion was made and seconded. 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. As a note, Chuck Dobson it was his understanding that Horizon may be out of the picture. Pulte is looking to change engineers. Kim Hoopes motioned to table. John Cassels seconded the motion. A motion was made and seconded. 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, April 20, 2009. The Planning Commission now has a copy of the review letter from MacCombie that was discussed at last month's meeting with Keith Tarvin. It is also noted that in addition to the 20' perimeter buffer issue, there are stormwater design issues. An extension to July has been received. Kim Hoopes motioned to table. John Cassels asked if a motion should be made regarding the extension? Kim Hoopes withdrew the previous motion to table. John Cassels motioned to recommend the BoS accept the letter of extension from LRHA Berger & Hayes regarding the Herbert J. & Helen M. Mosteller plan dated February 18, 2009. The extension would run until Monday, July 20, 2009. Bob Schini seconded the motion. A motion has been made and seconded. All members in attendance voted aye. Kim Hoopes made a motion to table. John Cassels seconded the motion. A motion was made and seconded. 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 Monday, April 20, 2009. There were no representatives in attendance. John Cassels motioned to table. Anita Ferez seconded the motion. A motion was made and seconded. All members in attendance voted aye.

New Business

Sketch Plan Submissions

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Meeting Reminders

Adjournment

At 7:54 p.m. John Cassels motioned to adjourn the meeting. Anita Ferez seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary