

**PLANNING COMMISSION MEETING**  
**Thursday, May 26, 2005**

The West Brandywine Township Planning Commission meeting was called to order at 7:35 p.m.; Bob Schini led the members in the pledge of allegiance. Those members in attendance were; Bob Schini, Steven Jakatt, John Cassels, and John Conti.

Bob Schini asked for acceptance of the minutes for the April 28, 2005 meeting. Steven Jakatt motioned to accept the minutes for the April 28, 2005 meeting and have any revision to the Planning Commission Secretary within one week. John Conti seconded the motion with all members in favor.

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 Wednesday, July 27, 2005. No representative was present. Bob Schini asked for a motion. Steven Jakatt motioned to table the 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. Steven Jakatt motioned to table the plan and John Cassels 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. Representative present was Greg Mellett who stated he had received Mr. MacCombies review letter dated May 23, 2005. Mr. MacCombies letter states he has no objection to the Boards favorable consideration of the plans. I have spoken with Mr. MacCombies office within the last few days and he is content with the plans. I am therefore requesting a recommendation from the planning commission board. John Cassels, there seems to be a issue with outdoor lighting. Steven Jakatt; Greg will you comply with Mr. Stubbes recommendations concerning his May 16, 2005 letter. Greg; it seems to be minor details, and would be taken care of at final plan stage. The plans as they are now are clear, the heights of the lights are set in stone, I don't have a problem with that letter.

John Cassels, there was supposed to be some elevation work performed looking at tree heights back into the property in lew of a lighting test, what was the result of that? Greg Mellett, we are in the process of getting a plan to the Board of Supervisors that will show the height relationship with existing trees on the northern property line at the back of the property. Bob Schini; Mr. Stubbe has to sign off on the lighting before final plan approval.

Steven Jakatt motioned to recommend approval of City of Coatesville Golf Training Facility – Preliminary Land Development (03-01-CCGTF) to the BoS's providing the comments from Mr. Stubbe and Mr. MacCombies review letters are cleaned up by final plan and waivers attached to the final plan. Steven Jakatt, I change the motion to make sure the waivers are on the preliminary plan before it's presented to the BoS's. (The board stated the waivers are on the plan but not all of them approved).

Josef Obernier, the widening for a right turn lane on the northeast corner of 340 and Pratts Dam Road, there is supposed to be a turning lane, I don't recall this being resolved. I am asking if this should be placed on the drawing or requested by the planning commission. In reading Mr. Stubbes letter, he was unable to verify the candle lighting values at the property line. The applicant stated that after construction is completed they would re-position lights and move whatever had to be moved. Once everything was built they would conform to the ordinance. Steven Jakatt, do we have that in writing. Greg Mellett, no, you do not. Mr. Stubbes letter has stated that the lighting plan did conform with the ordinance in terms of fixtures and property lines. We did adjust some of the pole base elevations to match the actual lighting plans.

Mr. Obernier; did you agree to make whatever changes are necessary to the lighting so after the plan was finished the lighting ordinance would be conformed to with respect to foot candles and boundary lines. That should be on the plan. The way Mr. Stubbe wrote his letter he seemed unsure as to what the actually value would be. It could be different. If they acknowledge they will conform to the lighting ordinance then that's sufficient. Then we can come back later and say you promised to conform. Greg Mellett, all the technical comments that Mr. Stubbe has prior to the May 15, 2005 letter were addressed with the last plan submission.

Steven Jakatt, I would like to revise my motion based on Mr. Oberniers comments, and make the approval continent of what he has said. John Conti, they would have to submit a letter in writing to confirm the fact they will conform to the boundary.

Josef Obernier, all I am saying is they either agree to conform to the foot-candle level as noted in the ordinance and make that a note on the plan. And the second thing would be pole elevations that he is saying that are fixed and not going to change, there was supposed to be some kind of elevation sturdy done and I have not seen it. It would seem the purpose of the elevation study was that the lights would not break the canopy along the northern border, but we have not seen the proposed study. I don't know what's happening about the turning lane, turning off of 340 onto Pratts Dam Road. There is also some easement that was needed. Ron Rambo, the waiver request is contingent upon Greg getting the elevation study to the township. Josef Obernier, that's' not exactly right, we said do the other elevation study and then we will decide if that is enough or not in order to determine the waiver.

Steven Jakatt, based on that I retract my motion, there is too much outstanding, I motion we table the plan and give the applicant time to clean up outstanding issues.

Bob Schini asked if there was a second to the motion that we recommend to approve the preliminary plan contingent on satisfaction of Mr. MacCombies letter and contingent on a note on the plan that the applicant will comply with the lighting orbits.

Steven Jakatt; also included in that motion would be the right turn lane on the northeast corner of 340 and Pratts Dam Road, and the elevation study.

John Conti, the right hand turn is on the plan but they have not required the proper easements yet. Greg Mellett, we won't know the exact position of the right of way easements until PENN DOT gets back to us. Bob Schini asked if there was a second to the motion. John Conti, I would second the motion. Bob Schini, its been moved and seconded that we asked the BoS's to approve the preliminary plan submission with notes on the plans covering several items, all those in favor; John Cassels, John Conti and Bob Schini were in favor, Steven Jakatt voted nay.

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 May 13, 2005. No representative was present. Extension letter has been received from the applicant. Bob Schini asked for a motion. Steven Jakatt motioned to table the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan, John Cassels seconded the motion with all members in favor.

Stephen 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 Stephen B. Janiec who stated he would like to discuss Mr. MacCombie's review letter dated May 18, 2005.

Future parking is shown on the plans as requested by the BoS's. There is a note on the plans that state future parking shall be installed pursuant, when the parking is required then the storm water basin will be replaced with an underground storage shed. Plans must be submitted for review and approved by the Township engineer. At this stage we don't want to design the basin. The future parking is on the existing basin. Mr. MacCombie is asking for the basin to be designed now for future parking. John Conti, if the storm water is collected under ground, you still ask for that design. Stephen Janiec; when we do the parking let us show the calculations before we are allowed to do it to show we will do the underground basin. I think what Mr. MacCombie is trying to do is to show that this is our basin area (dwg ref) to show the basin is able to take all this extra, in fact it can because the parking lot is going to go over the basin so we will re-calculate it and put it under ground. Besides all this we are willing to make a note that when we develop the neighboring piece we will handle any extra storm water. When the basin on the neighboring piece goes in we will size that to handle any additional parking. The capacity for that will be for more than just the thirty-two houses next to it, which will also accommodate the extra parking. Bob Schini, wasn't this part of the conditional use order. Stephen Janiec, that's why we put the note on the plan. We are willing to size that basin if the parking is required and will size the basin that is going to contain that the additional parking plus build the parking, then we will be following the conditional use order.

The order states initially storm water management facilities shall be established and designed to accommodate all parking including the potential additional fifteen spaces. Condition number 9; on condition that the barn is utilized solely for an antique dealer, parking as shown on applicants exhibit, namely a total of twenty nine in number shall be constructed prior to occupancy of either structure is when and as the BoS's deem additional parking necessary based upon an experience of use of the barn, applicant will construct additional parking up to a total of fifteen in number. We will have to submit a land development plan of how we are going to handle storm water, and that's what the note on the plan states. John Conti; are there concerns or possible constraints that you could not handle that storm water with the extra fifteen parking spaces. Stephen Janiec, it's not a concern of my engineer, Andy Eberwein who thought we covered this with a note on the plan that states we are obligated to that process.

Ron Rambo, according to the Opinion and Order you are obligated to design and build storm water for the entire tract subject to parking later. The basin should be engineered now. Stephen Janiec, we are not looking to put all the storm water underground at this point. Stephen Janiec, in David Balloons comments he asked why are you putting a basin on your lot?, why not put the basin where its going to go in the future. If we re-designed the basin and put it into the open space by the neighboring property, once we develop the next property we could abandon the basin and all this goes into the new basin. That would prevent me from putting a complete underground basin. Ron Rambo; you might run into a situation that the Home Owners Associations will then be responsible for your runoff. I am sure the Conditional Use showed the basin all on your property.

Stephen Janiec, we showed a basin area on the property. Ron Rambo, I don't think it was supposed to be taken off and put next door. I think you're supposed to show an easement next door to allow water to go from your basin to that basin. Stephen Janiec; we can't have an open basin because when we build the parking lot it will be built over the basin, it would have to be 100% underground. Ron Rambo, why couldn't you build the parking area that goes under the basin now, and leave other areas for future parking so you won't have to build over the basin. You have

twenty-nine parking slots required, put those parking slots over your basin and your future parking put where you don't have the basin at all. Show the parking where the basin is going to be, leave the other area open and grading until such time you need parking and build it there. Everything is built, the basin is built, constructed, the parking is there. Stephen Janiec, the best plan I see is to have the parking where it's at right now. I will have to talk to Andy Eberwein concerning this issue.

Stephen Janiec, the whole barn will be antique dealers, the house is in the "Order" to be an office. The one dealer will be upstairs and the other dealer will be downstairs, this person will be renting out space to other antique dealers. We don't feel we need a formal construction entrance because there is already a stone entrance that will be widened. As soon as we open it up we are going to be stoning it, the construction entrance will then be a complete driveway waiting to be paved at the entrance.

We have a design site system. We had to adjust the gallons per day. I don't believe the Township engineer needs to see an active sewage permit for this, we have all the field reports and plans. Ron Rambo; David Balloon is worried about the grading and location. Stephen Janiec, I don't have a problem coming back for a grading permit, if it's a matter of showing a swale on a plan and that's the only grading affected, I would show it on the land development plan as well as the sewage system plan. David Balloon recommended the gravel lot be a minimum of eight inch of gravel to compose the parking lot instead of four inches. We feel six would be adequate. We are still waiting for the first PENNDOT review.

There is a tree back here (ref dwg) we are not looking to take that tree down. We were talking about this in the conditional use order, we have a lot of trees, but we are not looking to take that tree down. The tree back by the retaining wall, there is stone there, we are not doing much grading around it but I'm not saying that tree will make it, either way it's not much of a tree. The only issue I see is the Storm Water. I have not spoken with Mr. MacCombies office since this last review. I will be getting together with the Township engineer and my engineer to resolve these issues.

Bob Schini asked for a motion. John Cassels motioned to table the plan and 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 discussed Mr. MacCombies review letter dated April 26, 2005, the letter does recommend conditional approval.

We have received a letter from Mr. Stubbe concerning lighting. Peter F. Olesen and Associates Inc., the engineer that designed and constructed the track has responded to that letter. They are national known and the course is designed with the safety that is needed to provide for a safe environment so the operator can view the entire tract. We comply with the full cut off fixtures. They reach a "0" foot candle level within approximately fifty feet of the tract which is well within the property line. Mr. Stubbe asked for a grid as opposed to an isofootcandle, which we have submitted that basically tells the same thing. We comply with that. (Lighting information was given to the Board, and will then be sent to Mr. Stubbe). I would like to read Mr. Olesen response to Mr. Stubbe request to decrease the amount of foot-candles. We referred to the same IESNA Recommended Practice for Sports and Recreational Area Lighting that Mr. Stubbe refers to during our development of the lighting levels we requested for our track designs and take exception to his opinion that the calculated average level of 20 foot candles is excessive. It is his opinion only and I disagree. In our professional opinion the use of an average lighting level of 20 foot candles is proper for the concession go-kart track operation as it provides sufficient lighting at all points on the track, enabling the track supervisor to be aware of anything that happens anywhere on the system. We've visited tracks throughout the county as well as having designed more than 100 operating tracks, in 17 states with the same lighting levels we specified for your facility. We have never been requested to lower lighting levels before. Our observations have been that operational problems become more frequent as the lighting levels drop.

Bob Schini, the problem was your design had an average of twenty-foot candles. John Pogue, with some peak areas higher than others. Bob Schini, the engineer is saying he wanted it redesigned to a maximum of twenty. John Pogue, under a light you have more light coming down. It drops dramatically as you move away from the fixture. Bob Schini, it appears the ordinance states that the levels be in accordance with IRSNA. John Pogue IRSNA does not have anything specific for go-karts; the closest would be for motor racing.

Bob Schini; Peter Olesens letter states that the IRSNA requirement would be a minimum of twenty, Mr. Stubbe says he wants a maximum of twenty. John Pogue, the primary issue should be safety first, we are saying this is a standard design for this type of facility that provides safety for everyone concerned.

John Conti, looking at what is required, I don't think it would be unsafe as long as you had twenty foot candle everywhere. John Cassels, but you don't. John Conti, I think it's a matter of how many lights you want to put up. Stephan DeMarco; if we need to put more lights in, we will do it, but we won't know until we actually set up the lights to see how it works. Stephan DeMarco, I can get you a list of tracks that Mr. Olesen has done. I will work with Mr. Stubbe to the townships satisfaction concerning the lighting to get issues resolved. Bob Schini; the two major issues with Mr. MacCombie would be lighting and grading. John Pogue, we are creating berming around the track with landscaping and landscaping will be on all sides of the track. The track will be completely blocked from view. If the Board feels we need more berming on the property we will do that. The erosion control plan, we will do the sequencing that Mr. MacCombie suggested, we will do the infiltration trench after the sediment trap has been functioning for a while. The health Department will be contacted prior to any adjustment of the line that is there. John Conti, what are you going to do to meet the bowl shape conditions? John Pogue, in our opinion we meet the intent.

John Cassels asked for an extension of time from the applicant. Applicant agreed to give an extension of time.

Bob Schini asked for a motion. John Conti recommended approval to the BoS's the Golf Zone Realty LLC, - Final Land Development Plan (05-03-GOLFKART), under the conditions that Mr. Olesen and Mr. Stubbe will be in agreement on the lighting issues, all necessary permits from governmental agencies be received and approved, that public improvement escrows be established, Steven Jakatt seconded the motion with all members in favor.

St. Peter's Church – Final Subdivision & Land Development Plan (04-06-PTCHURCH)– Proposed Catholic Church – Prepared by Nave Newell, Inc., located at Beaver Creek Road & Route 82. Clock started Thursday, May 26, 2005 and continues until Tuesday, August 23, 2005.No representative was present. Bob Schini asked for a motion. Steven Jakatt motioned to table the plan and John Conti seconded the motion with all members in favor.

James P. Bryant – Final Minor Subdivision Plan (05-04-BRYT), Property location, Pratts Dam Road – Proposed 4 Lot Subdivision. Prepared by Environmental Consultants International Corporation. Clock started Thursday, May 26, 2005 and continues until Tuesday. August 23, 2005. Representative present was Glen Andrews who stated the property owner wanted to subdivide the property into 4 lots. There are no public improvements proposed. The owners intentions are to sell the lots and have the potential owners submit building, grading, etc, permits and any improvement approval be done that way. Storm water would also be addressed by the potential owners of the lots. There was some talk concerning a common drive, but we don't want to propose common drives because that would make them public improvements. There is an existing drive. We have done perc test on the lots. The systems have been designed. After further discussion by the Board, Bob Schini asked for a motion. Steven Jakatt motioned to table the plan and John Conti seconded the motion with all members in favor.

Sketch Plan - Jonathan & Nicole Howe – Proposed use; to create two 11 plus acre farmettes from a 22.88 acre parcel. Steven Jakatt recused himself due to a working relationship the applicant. Representative present was Jonathan Howe who stated he was looking at purchasing the tract of land boarding Walters off of 322. I propose to subdivide it into two 11-acre farmettes. I will be purchasing the one lot and my father-in-law

the other lot. A creek does run through the property. I will need a variance; the township requires fifty feet width for each interior lot. I only have ninety for the frontage at the road, I am ten feet short. Ron Rambo, fifty foot total for each lot, you need one hundred foot all the way back. Jonathan Howe has spoken with me and he is here to ask your thoughts with regards to whether you would support him going for a variance to the zoning hearing board with the thought of him creating two farmettes rather than trying to do a difficult public street back in there and putting in additional houses.

Jonathan Howe, that's correct. Ron Rambo; he is required to have fifty-foot road frontage for each lot; he only has one fifty-foot strip going back to the entire parcel. He would have to try through the zoning hearing board and try to get a variance from that to allow both parcels to be certified there may be a reduction out of the twenty-five foot for each one. Jonathan Howe, I am looking for a recommendation or approval to move forward. John Conti, if there were some deed restrictions from future development I would not have any problem with this plan. Jonathan Howe, going into the ACT 319 would that be a restriction enough? John Conti, that is only for ten years and you can get out of that by paying the back taxes.

Ron Rambo, one common access would serve both lots. You would have one additional drive out onto Rt 322 and share the driveway. You would have to go before the zoning hearing board first. Jonathan Howe, with deed restriction would I be able to put a dwelling in my shop and later build a house. Ron Rambo, you would do that through the building permit process. Bob Schini, we like the idea and we would support it, but we would like to see the property deed restricted with no further subdivision. John Conti, recommended to the BoS's that Mr. Howe take the application to the BoS's for proposed use, to create two eleven plus acre farmettes from 22.88 acre parcel, to include a creation of a common deeded driveway as long as deed restriction from further subdivision is included in the plan and recommend the applicant go to the zoning hearing board for a variance for a twenty-five foot road frontage for each lot. We asked that the BoS, s support the applicants' request. John Conti seconded the motion with all members in favor.

Public Comments: Two residents were at the meeting to discuss Culbertson Run Village, which had moved to the BoS's for there review and comments. They were informed of meeting nights for the BoS's.

Bob Schini asked that the Board review the Ordinances stated on the agenda and to get back to him with any comments.

Resume applications were discussed between Board Members for the position open on the Planning Commission Board.

Bob Schini, asked for a motion to close the meeting. Steven Jakatt motioned to adjourn at 10:13. John Cassels seconded the motion with all members in favor

Joann C. Ranck  
Planning Commission Secretary