

Meeting Minutes of May 25, 2006 Planning Commission Meeting

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

Action on Minutes of Previous Meetings

Bob Schini asked for acceptance of the minutes for the April 27, 2006 Planning Commission Meeting. Steve Jakatt motioned to accept the minutes as presented. John Conti seconded the motion with all members voting aye.

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

Developer related correspondence/communications

James W. MacCombie, P.E. has forwarded a review letter to the Township for the Culbertson Village Final Land Development Plan. Scott Emerson of Bentley was in attendance and noted that the only issue that he sees problems with deals with the sanitary sewer. Mr. Emerson is going to meet with Mr. MacCombie next week to discuss an engineering solution to the issue. Mr. Emerson noted that Menke & Menke and he agreed to provide a landscaping plan that conforms to the zoning code. Steve Jakatt asked Mr. Emerson if he was asking for a reduction in landscape planting. Mr. Emerson answered no. Mr. Emerson explained that there is a potential that they don't need as much landscaping as required by the plan. Township Manager Rambo explained that they have placed the total number of plants that are required, but that may be too much, the thought is, that they are going to put the buffer that is required, and then look at the internal planting to see that they don't use up all the open space. Steve Jakatt asked Manager Rambo if he was okay with that. Manager Rambo answered yes. Mr. Emerson noted that the funds for the plants would be escrowed. Jack Conti asked who determines the escrow amount and the number of plants to be planted. Mr. Emerson answered that there will be a site visit by the engineer and the inspector. Manager Rambo answered that Jim MacCombie determines the escrow based on the presentation given by their engineer.

Chuck Dobson questioned Mr. Emerson regarding the alignment of boxes that are shown on the plan. Mr. Emerson explained that the box itself is to ensure that the condos are set within the location of the box that they have shown on the plan. After further discussion regarding whether to recommend approval, Steve Jakatt noted that the Supervisor's had expressed that they would like to see a pretty clean letter from Mr. MacCombie, which is still five pages long. Members of the Planning Commission then denoted certain items that are addressed in MacCombie's letter and that a few of the items are not just housekeeping items. Bob Schini asked if anyone was prepared to make a motion to recommend approval. There was no response. Mr. Emerson stated he would give the Township an

extension until August 3, 2006. Steve Jakatt asked Mr. Emerson if he would provide the Planning Commission with two copies of the landscape plan.

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 Friday, July 28, 2006. There were no representatives present from Schnatz & Rohrer Landscaping. A motion to table the Schnatz & Rohrer Plan was made by Steve Jakatt, seconded by John Cassels. The motion carried 6 to 0.

Culbertson Realty Associates LP – Culbertson Village Final Land Development Plan (04-04-CULVILLAGE), prepared by DL Howell Associates, located at Horseshoe Pike & Swinehart Road. Proposed 178 Townhouses. Clock started Tuesday, November 22, 2005 and continues until Friday, June 2, 2006. Mr. Emerson provided the Township with an extension until August 3, 2006. A motion to table the Culbertson Village Final Land Development Plan was made by Steve Jakatt, seconded by John Conti. The motion carried 6 to 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 115 Single Family Dwellings. Clock started Thursday, December 22, 2005 and continues until Friday, July 7, 2006. Mr. Emerson noted that Balderston has been resubmitted to the Township and they are waiting for the engineer's letter. The biggest change was the addition of a berm in the perimeter. Steve Jakatt motioned to table the Final Swinehart Subdivision Plan. John Conti seconded the motion. The motion carried 6-0.

New Business

Chester Point Development 2-lot Preliminary Subdivision (CPDC/05/11/06PSP) prepared by Dunlap & Burrell. LLC located on Gabel Road. Clock starts on Thursday, May 25, 2006 and continues until Wednesday, August 23, 2006. Phil Zalkind was in attendance. A standard septic system is being planned. Bob Schini asked if the driveway would be paved. Mr. Zalkind answered yes; everyone wants a paved driveway. Mr. Schini commented that is a lot of impervious surface. After further discussion the Planning Commission scheduled a site visit for June 3, 2006 at 9:00 a.m. Steve Jakatt motioned to table the Chester Point Development 2-lot Preliminary Subdivision plan. John Cassels seconded the motion. The motion carried 6-0.

Public Comments (individuals not requesting to be on agenda)

No one has requested to be on the agenda.

General Discussion by Planning Commission

The Planning Commission continued their discussion from the last meeting regarding the possible adoption of a time limit for presentation of information. A few suggestions were made. That they put a ten minute time limit on presentations, on the other hand they noted, the way they have been doing it in the past allows them to mull it over, they may have had better plans in the end. It was also suggested that if someone has a planned presentation, to just let him or her go. Or they could give the applicant fifteen minutes to present their plan without question or interruption, take notes during their presentation, and ask questions when they finish. The Chairman would then ask each Planning

Commission member individually in a specific order if they have any questions. Instead of actually setting a time limit, they would just streamline the process.

The best way to approach someone that doesn't have a presentation is to ask what their problem is; ask questions. It was noted that the applicant's job is to keep quiet and not say that they have any problems. In that case the Planning Commission could state the items that they have an issue with. The only time you have to worry about whether you have asked questions about all the issues is when you are going to recommend approval. If the applicant is going out of the meeting with their plan tabled, the Planning Commission will see them again next month.

If the Planning Commission sees a time clock issue on the agenda, that should be an indication for them to question whether have a reason to reject it prior to their meeting. They should come in prepared by having gone back, looked up the previous review letters, and highlighted that section of the ordinance. Asking the question "does anyone here want to make a motion here" gives the applicant the message that we need an extension. The final comment was, when someone has a planned presentation, the Planning Commission would give him or her ample time. It is the person that just wants to talk; they need to limit their time.

Meeting Reminders

- Board of Supervisors, Thursday, June 1, 2006 at 7:30 p.m.
- Municipal Authority, Thursday, June 8, 2006 at 7:30 p.m.
- Historic Commission, Monday, June 12, 2006 at 7:30 p.m.
- Parks & Recreation Board, Tuesday, June 13, 2006 at 7:30 p.m.
- Board of Supervisors, Thursday, June 15, 2006 at 7:30 p.m.
- Planning Commission, Thursday, June 22, 2006 at 7:30 p.m.

John Conti and John Cassels noted their interest in attending the PennDOT Bicycle and Pedestrian Transportation Planning and Design Training on Friday, June 9, 2006.

John Conti questioned if everyone received a copy of the letter that was sent out regarding the springhouse at All Souls Cemetery. Manager Rambo received it and will forward a copy to Bob Whomsley and their attorney.

Adjournment

With no other business to discuss, Bob Schini requested a motion to close the meeting. Steven Jakatt motioned to adjourn at 8:41 pm. John Conti seconded the motion with all members in favor.

Ronald A. Rambo, Jr.
Acting PC Secretary

PCMm2506