

Meeting Minutes of May 2007 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of May 24, 2007 was called to order at 7:32 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Anita Ferenz, Kim Hoopes, and Steve Jakatt. Bob Schini arrived at 7:33 pm and Chuck Dobson arrived at 7:43 pm.

Action on Minutes of Previous Meetings

Acceptance of April 26, 2007 minutes. Steve Jakatt motioned to accept the meeting minutes. John Conti seconded the motion. All members in attendance were in favor to accept the minutes. Anita Ferenz abstained. She was not in attendance at the April meeting.

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

A review of correspondence by Planning Commission members. Steve Jakatt and Chuck Dobson have signed up for the Brandywine Conservancy Environmental Management Center seminar Applying the Principles: Pennsylvania's Stormwater Manual, scheduled for May 31, 2007. If anyone else would like to attend, please let Donna know.

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

Old Business

Balderston Family LTD Partnership/Swinehart Realty Associates LP – Final Swinehart Subdivision Plan (0403-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 Thursday, June 7, 2007. Ross Unruh is in attendance and has a letter of extension. Plans have been resubmitted. June or July plans should be ready for referral to the BoS. The extension goes to the first Friday in August. Steve Jakatt motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

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, August 2, 2007. There were no representatives in attendance. Ron Rambo noted that they are working on revised plans. Steve Jakatt motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

Cobblestone @ 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 Monday, July 23, 2007. There were no representatives in attendance. Bob Schini motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

Gudal Subdivision for Harlan Properties (Harlan Corporation), a 12-lot Preliminary Subdivision Plan (GP/HP/01/26/07PSP), prepared by E B Walsh & Associates, Inc, located on the southwest corner of Pratts Dam Road and Union Road. Clock starts on Thursday, February 22, 2007 and continues until Monday, August 20, 2007. There were no representatives in attendance. Waiver Requests were presented to the BoS. Ron Rambo stated that the use of rolled curbs from 8.08% was granted. They would like to see the landscaping and work with them in regards to establishing the escrow as others have done in the past and as the project goes along John Conti motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

Applecross West/Traditions at Applecross Country Club – Pulte Homes of PA, an Active Age Community Preliminary Subdivision Plan (PHAAC03/01/07PSP), prepared by Horizon Engineering Associates, LLC, located on East Reeceville Road. Clock starts on Thursday, March 22, 2007 and continues until Friday, September 7, 2007. There were no representatives in attendance. Ron Rambo met with representatives on Monday to discuss the review letter. John Conti motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Brandywine YMCA-YMCA of the Brandywine Valley, Preliminary Land Development Plan for additional parking (BYMCA03/01/07PLDP), prepared by Vollmer Associates, LLP, located at 295 Hurley Road. Clock starts on Thursday, March 22, 2007 and continues until Tuesday, June 19, 2007. Ross Unruh was in attendance. The plan was resubmitted and will get a review letter to discuss at the next meeting. Anita Ferenz and Steve Jakatt noted that the clock ends before the next Planning Commission meeting. Ross Unruh will make sure a letter of extension is sent. Steve Jakatt motioned to table since Mr. Unruh is going to make sure there is going to be an extension. John Conti seconded the motion. All members in attendance voted aye.

James E. Scott – Final Subdivision Plan (JESS02/27/07FP), prepared by Berger & Hayes, located on Horseshoe Pike (RT 322). Clock starts on Thursday, March 22, 2007 and continues until Tuesday, June 19, 2007. There were no representatives in attendance. John Conti noted that the clock runs out June 19. Ron Rambo stated that we have not received any revised plans in response to the original review letter. Do you want Donna to contact them? Steve Jakatt agreed to contact them. Steve Jakatt made a motion that, if we do not receive an extension, he recommends rejection of James E. Scott Final Subdivision Plan based on the MacCombie review letter of April 19, 2007. John Conti seconded the motion. All members in attendance voted aye.

New Business

Carli Final Minor Subdivision Plan (CARLI/05/17/07FMSP), Culberston Realty Associates, LP, prepared by D L Howell Civil Engineering & Land Planning, located on Route 322. Clock starts on Thursday, May 24, 2007 and continues until Tuesday, August 22, 2007. Ross Unruh was in attendance. This is a property that is adjacent to Culbertson, is under agreement of sale and will settle at the end of June. It is being appended into the Culbertson plan. It is not a separate lot. But nevertheless, we have to have a subdivision. The plan notes that it is to be made part of the Culbertson. A review letter came in today from Jamie MacCombie's office. Steve Jakatt read that Jamie said it was okay. Ross Unruh responded yes. The review suggested that a parcel hook be added to the plan and, a note to be added that the existing property line is to be extinguished. This would be no problem. The review letter also noted "It may also be beneficial to include a reference to the proposed land development plan for Culbertson", which Ross Unruh stated that they are a little reluctant to do because this is going to be recorded before Culbertson. So, it's in terms of the sequence of what's recorded. I'm not sure mentioning it might just be confusing. The fact that the adjoining lands will be open space, that's no problem. We indicate that in the existing notes that it is going to become part of the adjacent land, which I believe we identify by tax parcel number and that it is not going to be a separate lot. We would ask if the Commission would be kind enough to recommend approval of the subdivision with the plan notes except for reference to Culbertson, because that plan hasn't been recorded yet. The only thing that Jamie's office did was making sure that what was left for the Carli's complied with the Ordinance and that is basically what he says. There is not going to be any development. Merely being able to transfer the rear part of this property to Culbertson that has already been shown on the Culbertson plans which have received final approval and what remains is for the Carli's conform. Steve Jakatt noted that the Carli's are left with 2.2 acres. Ross Unruh noted that is correct and in terms of the setbacks, they are what they are. It was asked what is the purpose of obtaining that piece land? Ross Unruh responded that it

was being added to Culbertson it was shown on the final plans for Culbertson because the Bentley people had it under agreement and it is for open space and I think it helps with stormwater management too. It has already been approved on the final plan, but the Bentley people hadn't taken title. They need to take title. Discussion continued between Planning Commission members. This is purely a matter to effectuate transfer of title. Chuck Dobson questioned why they are taking it off. Is it because they do not want it, they do not need it, it serves no purpose? Ross Unruh stated that it was helpful for the Culbertson plan to provide additional area and they were willing to sell it and we were willing to buy it. It was mutually agreed this was a good thing to do. John Cassels asked if the request for planning waiver approved by the BoS? Ross Unruh said he presumed that that would be approved at the same meeting that we request the subdivision approval. Ron Rambo stated that the waiver granted by the DEP. Discussion continued. John Conti motioned to recommend approval of the Carli Minor Subdivision plan. Kim Hoopes seconded the motion. All members in attendance voted aye.

Coatesville Area School District – Addition and Renovations to North Brandywine Middle School Preliminary Land Development Plan (CASD/040507 PLDP), prepared by K & W Engineers Consultants, located on Reeceville Road. Clock starts on Thursday, May 24, 2007 and continues until Tuesday, August 22, 2007. Ken Johnson, Gilbert Architects, Brian Bingeman, K&W Engineers Consultants and Bill Androwick, CASD were in attendance. The plans you have evolved already. We will be resubmitting the plans with the new addition. This plan (being shown) shows different additions than the plan we originally submitted. The school process is a long process planning wise. We are looking at probably going out to bid the beginning of next year. Looking at the school, the intent was to bring the facilities up to current education requirements. There is no intent to add additional students. It is basically additions, renovations to bring the current facility up to educational requirements for the current student population. From a site prospective, there were a couple of challenges we were presented with. One is trying to create a better traffic flow for bus traffic versus parent traffic. There is a major gas line that runs along the front. Basically the way we have attempted to relocate the entrance; removing it from coming straight off of Reeceville Road to a 90 degree entrance. This would be the parent drop off area (referencing the plan). A concrete island to separate and then bringing the buses in the lower area and having bus drop off in this area. We have increased parking a little bit pretty much maintaining the existing parking. I think we are adding about 20 spaces to the overall site. We have also added a fire lane looping the building to provide emergency vehicle access. With the addition of this building, there was an existing multi-purpose field with a baseball field. We are looking at building a new multi purpose field to the north of the building addition.

Steve Jakatt asked if there would be a building addition as well as parking. Correct. On the plan, the lighter shade is an addition. This center section is also an addition. It is basically infill of that center courtyard at the entrance to the building. Steve Jakatt asked if it is planned to do some excavating to that new addition? Brian Bingeman stated basically on grade. The multi purpose field does encroach into some slopes back here (as pointed to on the plan). We did receive a letter today from your engineer. I wanted to talk to you about concerning moderately steep slopes. 15 to 18% slopes in this back corner. Steve Jakatt asked if they were going to cut those out or... Brian Bingeman stated that this would be used as a cut fill. Basically cutting this end filling in this corner to try to level that area out. If we do require additional fill for the parking area, we will rework of this area, we can get it off of that field area. Chuck Dobson asked about the evolution of plans – specifically the courtyard area. Brian Bingeman stated the existing courtyard was set for infill, which is no longer happening. John Conti asked if in place of that, the new addition wing is going on. Brian Bingeman stated yes, this is now actually a two-story addition. John Conti noted there was always an addition proposed, you are just doubling it up and eliminating the courtyard. Correct. Previously the square footage total, I believe about 52,000 give or take and now we are looking at about 35,000 sq feet. We are reducing actual footprint impervious primarily because we are taking away that infill of the center Discussion regarding total square footage between PC members and Brian Bingeman continued. The existing square footage is about 107,000. Going to 130,000.

We are not asking for a recommendation tonight. It is more for information – any questions, or any direction that we should take from the Planning Commission. It was mentioned that all the modular units would be removed. They are currently in this location, we are expanding that flat area for service access to the kitchen and also for the connection to the ... Ken Johnson, Architect continued discussion regarding modulars with Planning Commission members. The construction project is going through the Pennsylvania Department of Education, it is going as a reimbursable project, one of the criteria's that they have is anytime that the state is giving you money towards a construction project, there can be no modular classrooms at the end of that project. The modulars will stay there during the construction project. Construction will take place when there are no students, faculty, in the building. Construction will take no more than 2 years right now, about a 24-month window. A floor plan of the

existing building and renovations was shown and explained. Chuck Dobson asked a few questions about the site plan. Going through the parking tabulations there are a 135 spaces to be removed and then the parking provided at the end of the project will be 172 spaces, 24 which would be for full and mid size bus parking. Correct. I noted that there were also some future expansion areas noted on the plan. I don't know how they are accurate now since obviously the plans changed versus what you are doing. Will you come back for additional parking later when the future expansion is done? Brian Bingeman stated the position we are taking at this point, we're basically identifying areas that could be, but in the long term, there is no plans on looking at those expansion areas. Also, in the Zoning Data table, you indicate the zoning allows 40% maximum coverage currently or 22% and you are going to increase it 29.4%, but I didn't see any area for stormwater management has that just not been designed yet. A response that it has been designed and actually we are looking at subsurface detention and basically right down the middle of the parking lot. We are kind of limited on site for detention wanting to maintain all the athletic fields we could. We wanted to take care of everything on our side, not get on the other side of that gas line. Basically the intent is to provide a subsurface detention facility underneath the parking lot. Is that an aesthetic reason? Brian Bingeman responded, both. I prefer to keep it underground, out of sight. It will also be an infiltration facility. We are still in the process of getting some soil testing out there. In actuality with the amount of impervious area we are adding is small. The building addition is the biggest area. I don't think there is any formal stormwater management on the site now. Brian Bingeman stated that currently there is a small basin that was put in for the modulars, (shown on plot) and we will leave that in. It is not worth going back in and tearing out. Steve Jakatt asked that with the stormwater infiltration, you're going to be doing some excavating in the parking lot area. Correct. Are you expecting bedrock? When the sill tests are in I will be able to answer that much better. Steve Jakatt stated he would highly recommend not relying just on soil probes, I recommend doing some GPR. The school immediately to the west ran into some high bedrock and some Anita Ferenz asked to explain how they are going to come in the buses and ... Brian Bingeman explained the bus and parent drop off (as shown on the plan).

Josef Obernier discussed the light at the intersection of the access road and Reeceville Road. Questioning if they have thought of all the buses of the three schools coming in at that light and shutting down the access from Friendship School having their own driveway. Brian Bingeman stated they have not looked at that. Another question from Josef Obernier noting that there is a possibility that Friendship School is going to be sold and if that is the case, and part of that deal of that sale arrange and have the access to the former Friendship School go through this? That is something that the District would have to address. That has not been discussed in our meetings to this point. We are just focused on this school. There are shared utilities between this school and Friendship and we will be separating with this plan. There is an electric line across and through there (shown on map) and also water. We will be separating that service using separate tap. Discussion with Josef Obernier continued in regards to the water service and how it is to be separated. It was noted by Brian Bingeman that they are still in the early in the process. Further discussion in regards to the pump station located near the schools and water service continued with Josef Obernier, Ron Rambo and those in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. All members in attendance voted aye.

Sketch Plan

Jelke's Fabrication Company, Inc, 1808 Horseshoe Pike, Honey Brook, PA – Additional warehouse for existing operation. Jeff Burrell, Dunlap & Burrell, Norm Jelke and Charles Jelke were in attendance. Proposed development the Jelkes are proposing is to add two (2) 7140 square foot buildings on either side of their existing fabrication shop for the purpose of additional warehouse space to essentially store materials and goods under roof rather than outside as some of it is now. The plan has a minimum amount of impact to existing perc impervious surfaces. A lot of the area we are covering with the building is currently gravel and macadam. The plan is to incorporate stormwater management control sites. The ordinance requires that we take the whole site back to original condition because there is no existing stormwater controlAll the water currently drains to the back of the property to the woods and pretty much infiltrates before it has any affect. There are no deleterious effects from the stormwater running off the site at this time. The plan when we submit it as preliminary will meet all the zoning requirements regarding setbacks, coverage, and size of lot. We want to let the Planning Commission know what is coming in the way of any possible waiver. The plans before you show a landscaping scheme based on what we would hope to provide. The ordinance requires much more landscaping than shown on the plan. But the ordinance also does allow for waivers of some of those plantings based on the existing vegetation and woods and buffer. That is what we are going to be presenting to the Planning Commission and the

BoS based on the existing plantings and trees that are currently on the site. Steve Jakatt recalls the site is treed on three sides, south, west and north. Discussion in regards to the current site and the tree line and existing fence continued. The property is currently fenced with a gate at the access, which will be relocated. That is the only major thing we may be doing is append the entrance to get around the new addition. Steve Jakatt asked if they were looking for a waiver just to do your plantings up front by Route 322. Yes. Discussion between the planning commission members and Jeff Burrell continued in regards to the existing and new landscaping.

Steve Jakatt questioned the parking that is shown outside of the south addition, is that going to be macadam or gravel? Everything to be gravel except where there is existing macadam. The floors of the building will be concrete. John Conti asked if the warehouse additions would be used for storage of completed and raw materials. Raw materials include steel, parts, beams, bars, pipes, - mostly steel. The original building is steel and it is believed the new buildings will be metal/steel. The plan is very preliminary and very rough. Discussions continued. The parking shown is in accordance with the amount of parking spaces that are required based on square footage of the building. I may ask for a little bit of leniency. They only have 10 employees. It is hoped that as a parking area line it out but keep it all level and essentially drive around on it. There virtually will be never anyone parking. There may be one or two salesman come in. Everything they make is shipped out.

Chuck Dobson you had indicated about the stormwater. You touched on it real brief at the beginning of your discussion about there were no deleterious effects and most of it just kind of infiltrates into the woodlands anyway as it runs off the back property. What do you suppose will happen, are you looking at something toward the back end as far as a berm. Jeff Burrell stated yes, to meet the requirements for the ordinance, we are going to have to do a combination of infiltration and detention. Chuck Dobson agreed. It is not shown on the plan. Jeff Burrell noted this is strictly a sketch for the site development. We wanted to run it by the Township, take a look at it, let you know that it is coming and to let you know that we are going to be asking for some waivers on the landscaping. John Conti stated that we like to have a list of what is required – Jeff Burrell, I am going to show you a plan with the required plantings and a listing and then I will make a chart. Jeff Burrell asking a question – A landscape architect was required to submit plans, is that no longer not a required of the Township. I did not see it in the ordinance. John Conti said it is at our discretion whether....John Cassels noted that what Jack is saying is to show what is required, what is proposed and then as for the project we talked about today, the Township might like to see an escrow for what is required (and based on inspection, verify) if we need a few more... No other questions or comments.

General Discussion by Planning Commission

John Cassels asked what the direction should be in regards to the holding the Open Space Review Board meetings. Ron Rambo responded is waiting for the proposal from the Brandywine Conservancy. Discussion continued regarding the issue. Currently waiting on 2 grant submissions. John Cassels commented that the message is the Open Space Review Board is on hold until there is a need for further action. Ron Rambo responded until information is received back from the Conservancy.

Ron Rambo reminded the members of the Planning Commission that he has not received any comments with regards to the proposed ordinance with regards to the Open Space Design Options. The hearing was continued to the next Supervisors meeting. The next meeting is June 7. If you want the opportunity to make yourselves heard. The 30-day time clock is here and gone. There were no comments. Chuck Dobson stated that there were no major..., tightening it up if anything else. They were basically – Ron commented taking away the right to get the land back after you let it go to open space. The general approach is still the same. Now there are fewer outs and there is a little bit less latitude for the landowner now for future use of what is designated as open space under the option. Chuck Dobson stated he would draft something up and forward around via email. That was the idea I had about the whole thing. Continued discussion.

Meeting Reminders

Adjournment

At 8:43 p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

Donna M. Jones, Planning Commission Secretary