

## **Meeting Minutes of April 2009 Planning Commission Meeting**

The West Brandywine Township Planning Commission meeting of April 23, 2009 was called to order at 7:35 p.m. Chuck Dobson led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Kim Hoopes and Steven Jakatt. Bob Schini was absent. John Conti arrived at 8:10 pm.

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

Acceptance of March 26, 2009 minutes. Kim Hoopes motioned to accept the minutes of March 26, 2009. John Cassels seconded the motion. A motion was made and seconded. There was no discussion. All members who were in attendance at the March meeting voted in favor of the motion to accept the minutes.

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

Chuck Dobson noted there is a revised Agenda with some items that include reference to a review letter received for the Mosteller Minor Subdivision yesterday. We will take a look at that. Stan Stubbe also provided a letter for CycleMax – second site lighting review and MacCombie’s office has also provided a review letter for the Eck 2-lot subdivision plan. Also note that the Township sent letters to GenTerra Corporation accepting the extension to July 17, 2009. CycleMax is also granted a 90-day extension.

### **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, July 17, 2009. There were no representatives in attendance. There is a letter of extension. Chuck Dobson noted that they are trying to work through the remaining stormwater comments and the NPDES permit application process. Steve Jakatt motioned to table. Anita Ferenz 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 Monday, July 27, 2009. There were no representatives in attendance. Correspondence was received regarding the Homeowners Association. Steve Jakatt motioned to table. Kim Hoopes 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. Correspondence received regarding a pedestrian

trail. Discussion between PC members regarding the map provided. Chuck Dobson requested that if the PC was to offer an opinion on this issue, that the applicant provides additional information. John Cassels also suggested a site visit. Will request permission. Steve Jakatt 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, July 20, 2009. There is new correspondence from the Township Engineer dated April 22, 2009. There is a Menke & Menke review letter for the landscape review dated April 13, 2009. Herbert Mosteller and Keith Tarvin, P.E., Berger & Hayes were in attendance. Chuck Dobson stated Keith Tarvin was before the PC two months ago asking for the PC's interpretation on the buffering issue as it relates to the project in situation to some other like uses across the street. A letter was submitted to the BoS asking for their formal determination on the issue.

Kim Hoopes noted Comment No. 3 of the Menke & Menke review letter. The landscape plan shows mature or overscaled sizes and it is not really what it is going to look like when it is out there. Keith Tarvin said that it is usually 10 years worth of growth that is typically shown on the plan. Kim Hoopes agreed, but at the same time it is misleading. It is preferred to go by the ordinance. Discussion continued between the PC members and Mr. Mosteller as to buffering between the lots and the perimeter. Chuck Dobson noted that Menke & Menke provided their review comments relative to the waiver. There are 4 comments and they offered substantial excerpts from the WBT Code. We need to break it down, look at the various sides of this and figure out what is being requested and what our consultants are recommending. First, the western property line, it is thought should be excluded. There is a lot of vegetation there. There is probably no need for additional buffering. The PC also discussed that the one basin located along the entrance to the common drive is somewhat clear, but that berm would be buffered in a manner that would effectively continue the existing vegetation screen all the way down to the roads edge. Next, the road buffer, regardless of the use, should be buffered along the road frontage without interfering with site distance. Discussion continued showing the plan. The intent is not to buffer a field that has been existing there for a while, it is actually that the change in use is probably focused on the lots.

Chuck Dobson asked if applicant has looked at what full compliance would mean and be able to quantify that so it can be understood what it is, that if the strict interpretation of the code is used on the plan, what does that mean versus what you are looking for and look at the merits of really the difference instead of an undefined waiver. Keith Tarvin stated that the PC had discussed this before that there was no ordinance requirement. Relief is requested from the BoS. Chuck Dobson stated that is the Board's discretion and if the Board decided they are not going to do that, for whatever reason, you are back to the fact that you have not a fully compliant buffer. What does that mean to you? Discussion continued as to proposed plantings. The Ordinance requires 54 deciduous trees, 75 evergreens and 311 shrubs, the plan shows 0 deciduous trees, 0 evergreens and 0 shrubs with respect to the buffering not the internal landscaping. Applicant is looking for where the ordinance is going to require 54, 75 and 311 you are looking for 0, 0 and 0. Keith Tarvin stated that they are trying to get a feel of what is acceptable. Discussion continued. The interpretation of the Menke & Menke letter is that there is a certain amount of plantings that are required and applicant does not want to do any of it. Kim Hoopes stated that a number needs to be given as to what you want to do instead of the required amount. The existing trees may be satisfactory and can remain. John Cassels asked if the intent of the ordinance is it, regardless of what is there now is the ordinance supposed to look for improvements for what is there now? If it is a perimeter buffer, does it need real landscaping? Discussion continued as to buffering along the stream and the Comprehensive Plan.

The PC agreed to a site visit on Monday, April 27, 2009 at 7:00 pm. It is requested that Applicant give an item-by-item breakdown to discuss what makes sense and doesn't. We will have seen the property and can opine on what our thoughts are and can resolve this issue.

Reviewing the Township Engineer's letter, technically speaking, it appears that all of the issues have been resolved. This is probably the last remaining item or one of them. You will need to breakdown the buffering requirements property line by property line. We can dissect it. Compare what is required versus what it is you want to do and we can make our recommendation to the Board. Steve Jakatt 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 Sunday, July 19, 2009. There were no representatives in attendance. There is an extension letter, recommendation to accept the extension letter, a response letter and new plan. PC members reviewed and discussed plan submitted. Steve Jakatt motioned to table. John Conti seconded the motion. A motion made and seconded. All members in attendance voted aye.

Eck 2-Lot Subdivision – Revised – The Planning Commission recommended approval to the BoS at their March 26, 2009 meeting. A review letter was received from the Township Engineer dated April 20, 2009.

## **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)**

Revised Application for Conditional Use Hearing – East Horseshoe Associates LP, Stephen Janiec – a 2-acre parcel of property located on the northeast side of Horseshoe Pike. James W. MacCombie, P.E. has provided the Township with a review letter for Cobblestone at Horseshoe Village – Commercial Section – Conditional Use Application dated April 15, 2009. Chuck Dobson attended the April 16, 2009 BoS meeting and was asked that the PC opine on Janiec’s proposal. The initial approved conditional use plan showed two (2) buildings. The latest plan proposed by Janiec shows a single building. The BoS would like the PC’s opinion on what do we think about the difference from the respect of do we like it more, do we like it less. What is primarily our opinion on the fact that as a linear building, although they did try to do something with the façade, that the BoS’s initial concern was that it looked like a strip center. The original conditional use plan showed two separate buildings. This is now a single building with multiple uses in it. It was explained to the BoS that the reason they were doing it was obviously to increase their marketing viability for the whole site. It was also explained that the applicant thought he would get another approval having two plans in hand to pick and choose. There was discussion that applicant would have an approved conditional use and that is the one he would have to go with. If it is decided to go with the second one, only one plan can be used. A new hearing will be set. The PC discussed their thoughts regarding the two (2) plans presented. The PC agreed that they are in favor of the latest proposal by Janiec as opposed to the previous proposal.

John Conti feels congratulations should go to John Cassels for the Icedale Meadows project. The PC would like to recognize John Cassels for his hard work on the Icedale Meadows project.

### **Meeting Reminders**

### **Adjournment**

At 9:03p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

Donna Jones  
Planning Commission Secretary