

**PLANNING COMMISSION
MINUTES
July 22, 2004
AGENDA MINUTES**

The West Brandywine Township Planning Commission meeting was called to order at 7:37 p.m., John Cassels led the members in the pledge of allegiance. Those members in attendance were; John Cassels, Kim Hoopes, Anita Fernez, Bob Schini and Steven Jakatt. John Cassels asked for acceptance of the minutes for the July 1, 2004 meeting, Kim Hoopes motioned to accept the minutes, Steven Jakatt seconded the motion with all members in favor. John Conti arrived at 7:40 to take his seat on the Board.

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 Sunday, August 1, 2004. John Cassels asked for a motion. Steven Jakatt motioned to reject the Schnatz & Rohrer Landscaping Preliminary/Final Land Development Plan (00-05-SCHROH), based on Mr. MacCombies review letter dated February 22, 2001 unless an extension of time is received from the applicant. Kim Hoopes 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 representation was present. John Cassels asked for a motion. Kim Hoopes motioned to table the plan and Steven Jakatt 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 and Route 340. Clock started Thursday, May 22, 2003 and continues until Sunday, September 12, 2004. No representative was present. John Cassels asked for a motion. Kim Hoopes motioned to table the plan Steven Jakatt seconded the motion with all members were in favor.

Coatesville Area Regional Catholic School – Preliminary Subdivision & Land Development (04-02-CARS)– Proposed Coatesville Catholic Regional Elementary School – Prepared by EB Walsh & Associates Inc., located at Beaver Creek Road & Route 82. Clock started Tuesday, February 26, 2004 and continues until Monday, August 23, 2004. Representative present was Andrew Eberwein who stated he would submit a letter granting the Board of Supervisors an extension of time. I have met with Mr. Rambo and Mr. MacCombie and reviewed the last review letter received from Mr. MacCombie and our plans have been revised accordingly. New plans were recently submitted to the Township. We are here tonight to petition the Board for the following waiver from Section 167-61M(1)(e)(6) of the Subdivision and Land Development Ordinance. This waiver has been submitted to the BOS's who have not acted on it as yet. The section limits the depth of water in a basin for the 2-year storm event to 18". Our proposed design reaches a level of 3.33'. The Ordinance requirement would force the basin area to become

larger and take up more space than currently proposed. Mr. MacCombies review letter dated July 15, 2004, does not object to that waiver. The Planning Board had no issues with the waiver request. Kim Hoopes motioned to recommend the size of the basin to the Board of Supervisors on the Coatesville Area Regional Catholic School – Preliminary Subdivision & Land Development Plan, Steven Jakatt seconded the motion with all members in favor.

John Cassels asked for motion on the plan. Steven Jakatt motioned to reject the Coatesville Area Regional Catholic School – Preliminary Subdivision & Land Development Plan unless an extension of time is received. John Conti seconded the motion with all members in favor.

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, September 24, 2004. No representative was present. John Cassels asked for a motion, Steven Jakatt motioned to table the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03-CULSWH), plan, Kim Hoopes seconded the motion with all members in favor.

Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), prepared by DL Howell Associates, located at Horseshoe Pike & Swinehart Road. Proposed 178 Townhouses. Clock started Thursday February 26, 2004 and continues until Friday, September 24, 2004. No representative was present. John Cassels asked for a motion. Kim Hoopes motioned to table the Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), Steven Jakatt seconded the motion with all members in favor.

Tremoglie, Gregory & Amy, Glenmoore Veterinary Hospital - Preliminary Final Land Development Plan- (04-05-TREM), prepared by Commonwealth Engineers, Inc, located at 3 Andover Road. Proposed expansion to the existing Glenmoore Veterinary Hospital with an expansion of the existing parking lot. Clock started Thursday, March 25, 2004 and continues until Tuesday, September 21, 2004. Representative present was James Haigney of Commonwealth Engineers, Inc. who discussed the Zoning Hearing Board letter dated July 20, 2004. The variance from the front yard requirement of Section 200-80 to reduce the front yard from the required 80 feet to 78.8 feet and the variance requesting from the rear yard requirement of Section 200-38A(6) to reduce the rear yard from the required 40 feet to 38.3 feet have been granted. Being the above two variances have been granted the requirements of Section 200-134C do not have to be met because the building is conforming with the above variances. The variance from Section 200-38A(8) to allow maximum lot coverage in excess of the 50% requirement to 64.6% was granted subject to conditions that we have no problem with meeting. The variance requested from Section 200-136 regarding nonconforming signs was denied, we are permitted to erect a sign in compliance with Section 200-127 of the Zoning Ordinance. The Township engineer, has essential approved our storm water management in his May 24, 2004 letter. He has asked for some minor items that we have addressed and have since submitted a revised set of plans. Most of Mr. MacCombies review letter was of the Zoning issues and we feel that they have been addressed through the Zoning Hearing Meeting that has taken place. The Zoning Board had denied the landscaping request, we will discuss the landscaping with the Board of Supervisors. The Zoning Officer had determined the use is permitted in the RM Zoning District as a matter of right. We have addressed Mr. MacCombies review letter and we are looking for approval. John Conti, asked about item four on the Zoning letter. James Haigney, the variance requested from Section 200-37 to allow more than 4000 sq feet as a conditional use if granted and no conditional use need be obtained subject to the conditions set forth. Once you allow the existing non-conforming structure to be conforming, you don't have to ask for the greater than 50% variance relief per the expansion. Once it's an existing structure that no longer applies. Ronald A. Rambo, the Zoning Hearing Board can make a decision, they granted the ability to build above 4000 sq. foot, in doing that the zoning ordinance also requires the applicant to go through the Conditional Use process, however the Zoning Hearing Board can also state they don't have to go through the Conditional Use as they have done. The Zoning has granted the right to build above 4000 thousand sq. ft. and the right not to have to go through the Conditional Use Hearing.

James Haigney. if there are no further questions we are requesting a recommendation for plan approval. The Board stated they were still waiting for Mr. MacCombies review letter, and the outstanding landscaping. James Haigney, the landscaping is a matter that will be taken up with the Board of Supervisors who have leeway with the Zoning Ordinance to reduce the amount of trees & plantings.

Steven Jakatt, asked Ron Rambo if the waiver request had to be granted by the BOS's before we address it at the Planning Commission level. Ron Rambo, it should be. There is a thirty day appeal process that if one of the neighbors wanted to appeal, they could do so. You should go before the BOS's and ask them specifically what they want to see for the preliminary/final plan. John Cassels asked for a motion. Steven Jakatt motioned to table the Tremoglie, Gregory & Amy, Glenmoore Veterinary Hospital - Preliminary Final Land Development Plan and Kim Hoopes seconded the motion with all members in favor.

St. Peter's Church – Preliminary Subdivision & Land Development Plan (04-06-PTCHURCH)– Proposed Catholic Church – Prepared by Nave Newell, Inc., located at Beaver Creek Road & Route 82. Clock started March 25, 2004 and continues until Tuesday, August 31, 2004. Representative present was Drew Taylor who gave a status report. We have submitted revised plans based on Mr. MacCombies review letter. A majority of comments have been addressed. We are here tonight to address any issues or questions you may have. John Cassels asked if Drew Taylor could give the Board a brief review of any changes that had occurred. Drew Taylor, we added some revised configurations for handicap parking. Landscaping, lighting and signage has not been addressed as yet. Easement have not been addressed, we have cross easements with Coatesville Area Regional Catholic School and are in the process of working that out. (Plan was referenced showing connection access roads with the School). Andrew Eberwein, Rt. 82 intersection is going to be improved, so we can accommodate busses. We are doing left hand turn lanes, PennDot will be widening the lanes. The size radius for the state road will be fifty.

Drew Taylor, we have gone before the Zoning Board and have been granted special exception for religious use, a variance for building height and public water outside the water overlay district. There will be four hundred and twenty four parking spaces. Applicant stated they were not required to have a traffic impact study. Andrew Eberwein, PennDot has to request a traffic study. An elementary school does not create a lot of traffic. The issue with PennDot and the issue with traffic for a school is the safety of the busses coming in and out. John Cassels, the letter from Chester County Planning Commission dated April 13, 2004 for St. Peter's Church recommends the Township not approve the plan until the applicant has supplied the traffic impact study. Drew Taylor, we are planning on doing some design work, PennDot is aware of the School & Church and they don't see the need, we don't meet the criteria. Nothing will be gained by doing a traffic study. Ron Rambo, they will have to show their peak times before submitting final plans.

Applicant agreed to submit an extension of time to the BOS's. Ron Rambo stated a special meeting by the BOS's could be held if an extension of time is not received. John Cassels asked for a motion. Kim Hoopes motioned to table St. Peter's Church – Preliminary Subdivision & Land Development Plan (04-06-PTCHURCH, Steven Jakatt seconded the motion will all members in favor.

Sketch Plans – Bryant Minor Subdivision – Representative present was Glenn Andrews, who stated is was a 20.9 acre parcel to be divided into four lots. Property is located on Pratts Dam Road. The buildings on the property will be coming down. The existing house will be demolished. It's our intention to subdivide and sell off the lots. There is no proposed construction of houses. The responsibility will be on the individual lot owners to obtain all permits and approvals for construction. It's a minor subdivision, with no construction, no improvements. Lots will be deed restricted so they can't subdivide further. If someone were to buy two lots and have a nine-acre lot with a huge house we would not want to put any restrictions on that or any uses applicable in a residential area, but we will put a deed restriction that they can't divide into smaller lots. Kim Hoopes, on the plan it states parcel 29 being offered to the Township. Glenn Andrews, there is a small parcel on the upper side of Pratts Dam Road. There is a separate tax parcel also owned by Mr. Bryant. They are willing to offer it to the Township. Each lot

will have a driveway onto Pratts Dam Road. There is an existing stream crossing. Lots 3 & 4 don't need to cross the stream. We will need to get a crossing for lot 1, if they don't fit the house on the front corner. There is an existing easement on lot 1. We will have the percs approved for final submission. The presentation of the sketch plan is more procedural, we don't want to spend a lot of the client's money if it's going to be too expensive for him to proceed. We do not want to prepare E&S plans, storm water plans, because we don't plan on doing any improvements, we are just subdividing into different lots. When they come in for land development or their building permit we want them to be responsible for any other paper work required. Kim Hoopes asked if the property had been surveyed. Glenn Andrews, it has not been surveyed yet, that may have been done back with the Hunter Subdivision, but before we present final plans, a proper survey will be completed.

Sketch Plans, Ridings of Hibernia, representative present was Dave Shape, this property is located on Manor and Hibernia Road, it's a 117 acre tract. Number of lots will be ninety one new lots, and one existing house. Sometime in March the Planning Commission made a recommendation to allow this applicant to proceed on a revised final plan. We then returned to the BOS's asking they allow that plan to proceed as a revised final plan. Some of the Planning Board members had suggested that we take another look at the plan with the assistance of the Township Planner (John Snook) and Staff to see if the plan could work. I would like to give you an update of a revised sketch. We have submitted a Conditional Use Application under the existing Ordinance as an Open Space Option. Supporting documentation is still outstanding for that application but will be submitted. We hope to return next month with the Conditional Use. (Additional Paper Work Was Distributed to the Planning Board Members) John Cassels, I heard you say back in March you heard recommendation from the Planning Board to allow you to proceed. I don't agree with that. Do you feel the preliminary plan is to be resuscitated? Dave Shape, original this plan was approved back in 1989, with 98 lots, was essential approved under a cluster ordinance which was somewhat similar to the Open Space option under your existing Ordinances. We made some revisions and came back with this plan. This plan has lesser lots, it still remained within the existing roadway configurations and respected all the natural features. We put some things on the table for the Township to consider to allow us to keep this plan as a revised vital plan. At the March meeting the Planning Commission recommended to the BOS's that this plan could proceed as a revised final. It was not given approval it was just to go to the Board on the recommendation. Kim Hoopes, the Planning Board did not recommend the plan but suggested that you have the BOS's look at it. There was no approval saying we liked that plan. Dave Shape, we returned to the BOS's and had discussion with the reconfiguration and the best way to proceed under the plan, and was suggested at that meeting that we see how we could formulate the plan under the existing Ordinance to come up with a better design more consistent with the Township's Ordinance today. Ron Rambo, and still leave on the table the contributions that had been presented to the Township. John Snook, my April 22, 2004 memo to you was after the March meeting that suggested you look into the plans more further. I suggested it would be better to use the current ordinances even thou it entails the Conditional Uses approval process. Dave Shape, we have worked with John Snook in trying to massage the plan even further, making it more consistent with the provisions of the existing open space option ordinance. The colored sketch hand out is our new revised plan. The Black and White plan was the original plan that was approved. We have reduced the lot size to eighteen thousand square feet, give or take. We have eliminated the connection of these two roads (referenced dwg) at this point, and instead provided emergency access/walking trail as a beginning of our walking trail system that we will be proposing. The reason for eliminating the connection was there was a large section of wetlands being disturbed, and because open space was a important factor on comments on the old plan, this gives us an opportunity to preserve more natural resources and provide additional open space. The other major change is Hunters Lane. The old plan (reference plan) was a straight shot, we have tried to re-design that street to create more character. The site has been re-tested for the on-lot septic system. Originally we had some septic system here (referenced dwg) which have now been abandoned, to essential find some additional septic for the seepage beds. We found suitable soils that allowed the road configuration to change. If you take a careful look at this plan every house backs up to open space. The only two units that do not, have a vista across the street to the open space. We were able to revise the plan to incorporate a lot of features, which the new open space ordinance encourages. We hope we came up with a design that more suits what the Township desires. There are five storm water detention basins proposed, all best management practice type basins. We believe some infiltration is possible and we will be exploring the on lot infiltration potentially reducing the size of the basins even further. We want to make sure we

have a plan to move forward on before dealing with that. There were originally seven basins on the plan that was prior approved. The carved out sections (ref dwg) or grass areas or proposed seepage beds for the septic system, they are actually drip fields. We are proposing a community drip irrigation system.

This was the primary area we worked with (ref dwg) and there was a secondary area back here, which we retested to spread the fields out further. There will be additional infrastructure cost to spread the piping out, but the overall improvement of the subdivision justifies it. John Snook, there is less concentration while your reach infiltration ground water system in spreading it out more, which is more likely to be actually effective. Dave Shape, the area back in here (ref dwg) in the corner is a reserve area that we will build if the Township wants us to, which will provide an additional thirty thousand gallons, essential thirty new homes in the area to connect to the package plan. My understanding of draining fields, when talking with DEP, they don't have to be completely off limits. They are fine for passive recreation. It does not have to be fenced off. We are working with John Snook the need to establish in the plan approval process a walking trail system for the entire site. John Snook, we suggested a two step system. The emergency access would be paved for walking and wide enough for a bicycle to pass. There could be a possible link from that same cul-se-sac over to the main road, on the far perimeter potentially would be a chip path or boardwalk. Dave Shape, when we come back for conditional use we can establish that as a condition being a walking trail system. When we go through the Conditional Use process we will bring in Savage Associates working on the permit for the Treatment Plant. There will be five drip fields and this is the reserve area for the Township. (ref dwg)

John Callhan, Township resident, asked where the sewage plant would be located, plan was referenced showing the location. Question was also asked approximately how many trees would be removed, Dave Shape replied between ten to fifteen percent.

Site calculations on the ordinance, under the ordinance there are 24 acres of environmental sensitive ground. There is one hundred seventeen acres total. You take out the environmental sensitive areas and when you add in the lots we have seventy acres of green space. Your ordinance defines open space in different ways. For example, I can only count the basins and drip fields in some percentage. Those strips of open space have to be a minimum of hundred and fifty feet wide. When you put that together, we are under the open space requirements of the ordinance. When you add them all back in we exceed the open space requirements of the ordinance. Because the subdivision has a nice natural resource feature through the center, in wetlands its not necessary the type of open space the lends its self to active recreation. We have then decided to reduce the lot sizes to get closer to the number to make it work. We tried to keep the lot sizes a little bigger so people can do there own on-lot recreation without infringing on the open space. We could incorporate the natural features in a passive recreation scheme in terms of a walking trail. In that respect we will need some relief from the waiver of the amount of open space that we need to provide.

If we could calculate in that open space that would be otherwise not be permitted that its less than hundred fifty strip, and more of the open space that incorporates the drain fields, because it all fits into the scheme of the type of open space we are providing. That would put us over the required number of sixty seven acres and were at seventy-one acres open space. Another waiver is the multiplier that's necessary to come up with the unit yield. The ordinance requires a point be multiplied by .90. To get to ninety-one new lots we would have to change that one part to .97. the last waiver under the open space, there is a provision providing cluster of houses in eights with a hundred and fifty space in between the homes. We thought with the overall idea being able to provide seventy acres of open space that we would request a waiver of providing those clusters in that we were able to create a cluster here. (ref dwg) We are calling this plan Revised Final Plan. John Snook, technically they are starting over on this application. This plan is technically not related to the prior plan. The plan is essentially forced into place by this central system of wet land corridors. This plan gets rid of the deadly line up against the neighbors. While still linear on the one end, it's curve-a- linear, so there is a constant change in terms of the view on the outside and internally you only see so much of the light of the street before you see it disappearing which works as a traffic calming effect. The reason we suggested not bridging these into groups of eight was by putting them all together it allowed this (ref dwg) to be none loaded, there is a wide loop by looping back into this area

(ref dwg) that it's a constant view of this long open space corridor. This is could ground, it could be informal meadow area, an area mowed for pick up play, a path around it, this good be an effective neighborhood park and totally visible. I thought that was an important feature not to put lots in there and push them down, but yet make this more curve-a-linear.

When Ron and I met with the applicant landscaping was not discussed. This plan also pulled back this line so the entire Hibernia Road frontage is open. The four waivers or modifications which you are allowed under the Conditional Use process to grant. The white and black plan that is on the table, the Township abandoned that to go with something that is constant with the objective of the open space option, I view that as a reasonable reason to consider the modifications.

I think the modifications of the eight units does not lend itself to that kind of little cluster all over. The waiver in reference to density is recognizing the fact that the applicant offered to make significant contributions. That's your decision and the BOS's decision as to whether that's a significant public benefit. I think at some point it is. I also believe the difference in the plan which is eighty-five versus ninety-one plus equals ten. The open space measurement modifications, exceed the minimum of open space, you have seventy-one acres of open space total. Because of the measurement requirements they don't meet the minimum if they make all the measurement requirements. Because they are meeting Township objectives each time providing extra sewer capacity these storm water are very broad and if they are able to do on lot infiltration these could stay broad but be very shallow and essential invisible and potential more effective than the hole in the ground that we all hate. All this open space that is less than one hundred and fifty feet, they could get credit for if they just push these lots back and put that open space on the other side. (dwg was referenced) Then there is no room to give landscape buffer to the neighbors nor to make this curve-a linear and traffic making pattern. So if they line them up against the neighbors like the old plan did, they could get credit for all that open space because it would be all of this open space. (dwg was referenced) That waiver is clearly to the benefit of the plan. My feelings toward this plan it that it's worth your consideration. Kim Hoopes felt the plan was creative, John Conti, felt it was a great improvement, Steven Jakatt, Bob Schini, Anita Fernez and John Cassels agreed.

As a member of the Planning Board, John Conti, Planning Commission Member recused himself at 9:28 pm.

Conditional Use Hearing - Conti/Siousca Inc – To develop a planned mix use development with multiple uses on a single lot. Included in the mixed-use development is a conversion of a historic building into a restaurant. Representative present was Andrew Eberwein, property is located at Pratts Dam Road and Rt. 340. Property has an old historic house, barn and other structures. John Conti would like to expand the existing house to provide a facility, to market as a possible restaurant. He is also planning to relocate other buildings, the garage and stable (referenced dwg) that used to up in front of the house will be relocated to the back and restored. The milk house located on the property will also be relocated. A new building located on the frontage of Rt. 340, the barn is to be expanded on the low side, on the high side and rebuild to look like a barn. We are proposing a central drive into the property, initially the drive that you see on the plan in front of you will be paved in this location (referenced dwg) of the center where the primary access will take place. The thought process at this point is to leave the parking lots gravel. We are trying to create a colonial village atmosphere. Mr. Conti does a very good job at restoring structures and bringing them back to the period they were before. We are trying to incorporate this into this plan. We have pedestrian sidewalks that will actually be brick pavers. Ron Rambo has reviewed the application, and there are some issues with signage that are not fully worked out. With a facility like this, especially in the back you may see some signs painted in the windows, there may be some low signage in a colonial motif depicting the different stores. We have to develop a stronger idea and provide some pictures or images at the hearing. The applicant plans on putting lighting in along the lines of a colonial motif that will provide down shield. They are source lighting but they look more in keeping with what will be going on within the proposed village. We will be pursuing waivers in reference to landscaping. There is a strong water buffer on this side (referenced dwg) we do not need to augment that. If screening gets placed in there, it would be to our benefit so as to screen the proposed golf course from this site. Its very thick along the creek and the woods are established in that area. We would ask not to include that in the perimeter buffer area. In these areas (referenced

dwg) where residential neighbors are and here we would be doing buffering consistent with what the ordinance required. For the perimeter we would be seeking some type of relief along the frontages. We are making a major effort to restore a historic building. The beauty of the building is as much wanting to be seen from a roadway as it is to be blocked from trees and landscaping. We thought some type of low hedging to block the automobiles. We have a parking lot around the frontage, parking lots here (referenced dwg) we want to put some type of hedges to block the automobile and not the architectural look of the buildings. There may be some outdoor seating (referenced dwg) for the restaurant, where we may do some buffering. The usage has not been determined, there are different thoughts and approaches. We will have to seek relief for the height of the barn, being it will exceed thirty-five feet. If we put the barn back to its original size it will be over thirty feet. Within the conditional use process we could be allowed to do that. The walls are partially there, with no roof. These are tucked away in the overgrowth of trees, being the walls of the barn. The property is split between West Brandywine Township and Valley Township. We have laid it out so the part that is in West Brandywine conforms to the ordinances. Valley Township ordinances are a little easier than yours, and its commercial zoned. We have to make application to Valley Township with a sketch plan and will also require approval for Land Development within their Township. Its intention to put the stormwater under ground. Testing will be done, to see if we can get infiltration. We are not proposing above ground basins, we are proposing under ground basins. Perc test have been done, but additional testing will be taking place. Kim Hoopes, liked the idea of referring it to a village and liked the overall idea. Steven Jakatt liked the overall idea, agreed on the landscaping, being nicely buffered yet open enough to see things. I liked the idea of gravel or grit pavers. Joe Obernier, in reference to basins, there is a place in another township that uses the area underneath the macadam and water is stored under there. In a sense trying to save space. I have not looked at this plan that closely, perhaps that is something that can happen here. On the bottom left hand corner there are two notes referring to the Golf Training Facility, and the acquisition of land. I can't imagine the BOS's acquiring land for anybody. It came up with the Golf Training Facility, maybe they did not change their plan quickly enough. There was some comment about land being taken from the left side of the intersection across the street. If the owner of the property were to sell the easement to the Golf Training Facility, on his side of the street that might work better. Andrew Eberwein, that is a note from a prior plan and your point is well taken.

John Cassels asked for a motion. Steven Jakatt motioned to pass this along to the Board of Supervisors recommending the Board of Supervisors set a date for the Conditional Use Hearing, Kim Hoopes seconded the motion with all members in favor.

At 9:55 pm John Conti took his seat back on the Planning Commission Board.

Conditional Use Hearing - Genterra Corporation – Brandywine Meadows Subdivision – 75 Unit Townhouse Development (Mays Property). We will be going through Conditional Use for a 75 Unit Townhouse under the open space development options allowed under the R-2 and R-4 zoning districts. Representative present was Chuck Dobson from Genterra Corporation. (hand outs were given to the Planning Board) Chuck Dobson, I have outlined the property in dark black (referenced dwg) it is oddly shaped that consist of different tax parcels. The total property size is hundred seventy-eight. Twenty-two and third acres is located in Wallace Township. When I talk about net track area in yield in respect to the open space development option that the ordinance allows, I am only referring to the acreage in West Brandywine.

Of the one hundred and seventy-eight acres, almost hundred and fifty six acres is located in West Brandywine Township and the only acres we are talking about in respect to the net outs, the existing features, proposed sewage facilities and development scheme. We propose to develop seventy-five Townhouse units in accordance with the open space development option, which is provided under the R2 and R4 zoning districts. The majority of the property in West Brandywine is located in the R2 development district. Tax parcel number 29-4-5.1 is actually located in R4. The open space development options and net outs are the same for both. The site will have public water, and on site public sewer, via a sewer disposal plant that will be constructed. The sewage disposal would occur in this area (referenced dwg) that is in green, comprising three point three acres. We have submitted a Top Hydrogeological Evaluation. These three point three acres of areas are defined as deep well drain soils and based

on the information we have on hand it appears we can easily dispose of effluent generated by the seventy-five dwelling units. The Townhouse units are located in an area that is basically dry on the higher side of the property. Townhouse size is about thirty feet wide by fifty feet deep. There is approximately twenty-two hundred feet of road. We are looking at four-foot sidewalks on both sides of the street. At this time there are no waiver request. As we move through the conditional use process and land development process that may come up. Of the one hundred and fifty-five acres of property the development portions sits on roughly twenty acres. About hundred and thirty five acres of remaining property will remain open, about four acres will be used for sewage disposal to be owned by the Township Municipal Authority in accordance with my conversation with Ron Rambo. We did submit a traffic study showing what the impact would be. We have the sewage treatment plant located in this area (referenced dwg) behind lot thirty-eight, some stormwater management facilities located on the lower side of the development. The exact configuration of the facilities is unknown. We recognize we have wet land area in the vicinity. I am not sure how feasible infiltration would be in that vicinity. We will need to be creative in our storm water management approach that we take. Based on the features on the site we will be getting into a lot of constructive wetland. We have a small recreation area located in the center of the site to service this development. The foot print we show on the plan is thirty feet wide by fifty feet deep, its basically rectangular. The reason we showed that is to represent an overall rectangular foot print of the area of the building and that allows for the placement of the garage to be on the left side or right side of the building. The renderings handed out show the garage protruding. These units will fit into the box that we show. We felt it was better to show an overall box so its not anything that is set in stone. The builder is not known at this point. These renderings represent a product of a builder that is interested in the project. There is open space area "A" which is area development going back to a corner point perpendicular to this property line. (referenced dwg) There is open space "B" that is comprised of three different areas (drawing was referenced) The qualifying open space that allows us to get the number of units on the site the area in Wallace Township was not considered for those calculations. The last open space is "C", and Susan Mays will be remaining on the site. She has an existing house, farm, pond and a few out buildings and some cleared pasture and paddock area where she keeps horses. The configuration is unusual because essential she was only interesting in keeping the cleared area and no interest in keeping the woods. Open space "C" is less of a polygon shape. The ordinance does allow that and can remain under private ownership. Susan Mays would live there and own it but would not be able to do anything with it. Its qualifying as open space. The rest of the open space area save for that small portion would be used for sewage disposal would remain under the ownership of the homeowner association. Kim Hoopes, how many acres does Susan Mays have with the house and will she be subdivided out. Chuck Dobson roughly twenty-five acres, we are still working on whether she will be subdivided out.

We have a wetland delineation shown. Based on the net outs and mathematics as far as determining the open space development option density is concerned the map says we can get eighty-one units. We are showing seventy-five, in order to pack them in we had separation to maintain and there were buffer areas and there were some common sense approaches that we decided it was in the best interest to back it down another half dozen lots. The soils as they are mapped for the USDA they don't hinder us in any way. We do not have any trails shown, and are not opposed to trails. The land in Wallace is land locked and there are no plans for that. Sewage disposal, the effluent would be treated in a sewage treatment plant and be deposited via drip disposal. There will have to some disposal of trees. John Callahan, instead of clear cutting trees, you could go in between the trees, why would you clear the forest. Chuck Dobson, I didn't say I would clear the forest, we are not interested in clearing trees, the woodlands are very effective in the upkeep of the effluent.

Josef Obernier stated that forest is the last contiguous forest in the area.

John Conti, I would like you to contact our Parks & Recreation Board and talk about trails. Kim Hoopes, there should be public access to it. Chuck Dobson, I do not have a problem with that. The roadway is intended to be dedicated. The throat that acts as a development is located here (referenced dwg) that is approximately hundred foot mile strip. There are several easements that go back to the property. Susan Mays accesses her property through this existing drive way (referenced drawing). There are five different points of access along Highspire and Rt 322 that we could use. Kim Hoopes, I would like to see Susan Mays piece of property subdivided out.

John Conti, asked that the Board have permission to walk the site. Steven Jakatt motioned to recommend to the Board of Supervisors to set a date for the Conditional Use Hearing Application for Genterra Corporation – Brandywine Meadows Subdivision. John Conti seconded the motion with all members in favor.

Meeting reminders were read; the next Planning Commission Meeting is scheduled for Thursday, August 27, 2004.

John Cassels requested a motion to adjourn. John Conti motioned to adjourn at 10:56 p.m. Kim Hoopes seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary