

**Meeting Minutes of June 22, 2006
Planning Commission Meeting**

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. The members in attendance were John Cassels, John Conti, Chuck Dobson, Anita Ferenz, Steven Jakatt and Bob Schini. Kim Hoopes was absent. Township Manager Rambo was also present.

Action on Minutes of Previous Meetings

Acceptance of May 25, 2006 minutes. Steve Jakatt motioned to accept the meeting minutes of May 25, 2006. John Conti seconded the motion. All members voted aye.

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

General correspondence/communications

The Delaware Valley Regional Planning Commission has forwarded information on the June 28th Audio Conference on “Planning Law Review” being held in Philadelphia at 4:00 p.m. Bob Schini will inquire why this is not readily available to everyone.

Developer related correspondence/communications

The Township is in receipt of a letter from the Archdiocese of Philadelphia Cemeteries Office with regard to the springhouse. Manager Rambo will contact the Archdiocese to establish a meeting with the Archdiocese, John Conti and other members of the Planning Commission.

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. Tom Rohrer of Schnatz & Rohrer Landscaping was in attendance. Mr. Rohrer noted that in the past few months they submitted plans and have received comments from Jim MacCombie. He was hoping that they would have received another response back from Mr. MacCombie. Manager Rambo stated they would have a response by the next Planning Commission meeting. Steve Jakatt asked if all the issues have been resolved from the last MacCombie letter. Mr. Rohrer noted that there were a couple waiver requests relative to landscaping for which they would be seeking Planning Commission input and approval to forward onto the BoS (Board of Supervisors). With regard to the stormwater management issues, they have complied with the Township’s recommendations to do infiltration underneath the parking lot and eliminate the basin that was designed several years ago, thus reducing the amount of woodland disturbance. Their PennDOT highway occupancy permit application was also resubmitted.

A letter regarding landscaping was drafted from notes that came from the MacCombie's March 6th letter. Mr. Rohrer noted the following waiver requests. First, that a fence be considered as an acceptable substitution for landscaping screen between the residential property and the proposed landscaping facility. Second, the Township agrees that the screening is provided by PECO right-of-way, and the woods beyond that be considered existing screen since there is no use that is visible from their site. Third, the required plantings that would normally be considered part of the perimeter requirements be considered waived as part of that. Also relative to the woodland disturbance, they felt that since they were at less than the maximum that they are allowed without replacing woodland vegetation, it is not required at this point.

John Conti asked Mr. Rohrer why they want a fence (board and shadowbox type) in place of the shrubbery. Mr. Rohrer stated that it is a much more effective screen between the two. They also have a diversion swale that will take the water around the building, to have the strip in there would push that swale down to a point where it would be less effective. Further discussion ensued. Bob Schini asked Mr. Rohrer for a letter of extension. Mr. Rohrer has included on his landscaping plan what is required and to which sections, the whole issue is whether certain things are required. The ordinance regulations indicate that if the BoS agree that existing screen provides what is needed, it can be discounted from the tabulation. John Conti would like Mr. Rohrer to show what is required, what they plan to do, and what exists. Mr. Rohrer noted we tried to show that with their landscaping analysis. The Planning Commission will look at the plan prior to their next meeting. Steve Jakatt motioned to table the Schnatz & Rohrer Landscaping Plan. John Conti seconded the motion. 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, August 3, 2006. Ross Unruh stated that they are waiting for a review letter from the Township Engineer. Steve Jakatt motioned to table the Culbertson Village Final Land Development Plan. John Conti seconded the motion. 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. Ross Unruh stated that they are waiting for a review letter from the Township Engineer. Steve Jakatt motioned to table the Culbertson Village Final Land Development Plan. John Conti seconded the motion. The motion carried 6 to 0.

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. They are requesting a waiver for the site analysis of the adjacent property. Mr. Conti walked the property, reviewed the environmental data that accompanied the comp plan, there were no issues. Mr. Conti was in support of the waiver request. Bob Schini noted that that this development doesn't create any impact that the site analysis is looking at. Manager Rambo stated that they need to do a planning module for sewer and would need to request a waiver if they are not going to do the design at the present time. Discussion ensued regarding Jim MacCombie's letter dated June 13, 2006. Manager Rambo suggested that they submit the waiver requests on separate sheets to the BoS. Chuck Dobson was fine with the site analysis. A recommendation was made on motion made by John Cassels to the BoS that the Planning Commission is in favor of the two waiver requests regarding the site analysis and the second lot. The motion carried 6 to 0. John Conti seconded the

motion. John Conti motioned to table the Chester Point Development Plan. Steve Jakatt seconded the motion. The motion carried 6 to 0.

New Business: There was no New Business.

Sketch Plan Submissions

George Harlan of Harlan Builders is in attendance to present a revised sketch plan for the Germany Hollow Road property. Mr. Harlan noted the cost for the community system was too expensive to construct because of the soils so they went to individual residential spray irrigation system or sand mound, which are acceptable methods by DEP. Mr. Harlan then gave a brief synopsis of his plan. Lot size is over two acres each. Andy Eberwein of E.B Walsh also gave an explanation of the layout. Mr. Harlan is requesting a waiver for the length of the cul-de-sac.

Steve Jakatt asked how they are going to keep the homeowner from cutting out the wetland site. Mr. Harlan explained that they would create a Conservation Easement, that it would be part of their deed. Demarcation and education would also help keep homeowners from cutting in the wetlands as well. Mr. Eberwein noted that at this point they are not in the position to have a community sewer system that Dr. Eck can tie into. After further dialog, Mr. Eberwein was asked how wide the road was. Mr. Eberwein answered 22 feet with rolled curb. John Conti stated it might someday be a throughway going through the eighty plus acres; they are looking to connect pedestrian cycling trails. For the cycling trail, PennDOT is proposing a paved 5 to 6 foot wide pedestrian cycling pathway. The suggestion was made to lessen the 22 feet width of road and include a park path; the Planning Commission favored less impervious surfaces. Mr. Eberwein felt that Mr. Harlan might not be opposed to doing narrower roads.

Manager Rambo suggested that they contact The Golf Zone and ask if they could perk where they drive their balls, to see if the drip system could go there and go back to the community sewer system plan. Mr. Harlan stated that the whole problem with the community system is the cost. Manager Rambo stated that Dr. Eck has told the Township that the Bed and Breakfast is going to be interconnected. Manager Rambo voiced concern that the people that purchase those lots would not know how to treat the spray irrigation system. Mr. Harlan noted they required the homeowners association to hire somebody to monitor the sewer in the last few subdivisions they did. Further discussion ensued regarding what DEP would approve. Dr. Eck has received conditioned approval, his sanitary needs are met per function; he brings in portable units. There was dialog about the different things that can go wrong when an individual spray irrigation system fails and the cost of the system. John Conti motioned that the Planning Commission recommend to the BoS to approve a waiver for the length of the road, contingent on the provision of a walking/biking path adjacent to the road of at least six foot in width, with the reduction of the width of the road to twenty feet. Steve Jakatt seconded the motion. The motion carried 6 to 0.

Adjournment

With no other business to discuss, John Conti motioned to adjourn at 9:10 pm. Steve Jakatt seconded the motion with all members in favor.

Ronald A. Rambo, Jr.
Acting PC Secretary