

Meeting Minutes of June 2008 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of June 26, 2008 was called to order at 7:34 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Kim Hoopes, Steve Jakatt and Bob Schini. John Conti was absent.

Action on Minutes of Previous Meetings

Acceptance of May 22, 2008 minutes. Kim Hoopes motioned to accept the minutes of May 22, 2008 and any changes should be submitted to Donna within a week. John Cassels seconded the motion. All members voted in favor of the motion.

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

There was a review of correspondence by Planning Commission members. There was a question as to where the Sheldon property was located. It is believed it is located just above the Sun Oil tanks where there is a common boundary – across from Chestnut Tree Road.

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

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 18, 2008. An extension letter has been received from GenTerra. Steve Jakatt requests that the Supervisors accept the extension letter to October 17, 2008. Chuck Dobson seconded the motion. All members in attendance voted aye. There were no representatives in attendance. Kim Hoopes motioned to table. Chuck Dobson seconded the motion. All members in attendance voted aye.

Beaver Creek, Beaver Creek Realty Associates LP, Preliminary Land Development Plan (BC/060607/PLDP), prepared by Nave Newell, located Horseshoe Pike across from Highspire Road. Clock starts on Thursday, June 28, 2007 and continues until Tuesday, July 8, 2008. Ross Unruh, Esquire was in attendance. He gave the PC a letter of extension until October 2, 2008. Steve Jakatt requested the BoS accept the extension letter to October 2, 2008. Bob Schini seconded the motion. All members in attendance voted aye. Ross Unruh stated that they have nothing to report to the PC. Testing is being done and discussions have been ongoing with Ron Rambo and Jamie MacCombie. Chuck Dobson motioned to table. Kim Hoopes seconded the motion. 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 Sunday, August 31, 2008. There were no representatives in attendance. There is an issue with the long cul-de-sac. John Cassels stated that the PC was

directed not to make any recommendations until the sewage issues were resolved. Steve Jakatt noted MacCombie's letter notes that the proposal to utilize individual spray irrigation systems was determined to be undesirable and he recommends that the applicant's engineer gains approval from the Board of Health for the methodology of sewage disposal. Steve Jakatt motioned to table. John Cassels seconded the motion. 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 18, 2008. An extension letter has been received to January 16, 2009. Steve Jakatt requests that the Supervisors accept the letter of extension. Chuck Dobson seconded the motion. All members in attendance voted aye. There were no representatives in attendance. Chuck Dobson motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

Culbertson Village – Commercial, Culbertson Realty Associates LP & Magothy Investment Partners, LP Final Land Development Plan (CV-C/060607/FLDP), prepared by D L Howell, Civil Engineering & Land Planning, located 1548 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, April 24, 2008 and continues until Wednesday, July 23, 2008. Ross Unruh, Esquire was in attendance. Mr. Unruh stated that at the last meeting, there was a letter from MacCombie's office stating that once stormwater management design has been approved for Basin #5 it appears the project will be able to be considered for conditional final approval by the Board and there is a letter dated June 25, 2008 which says "I am writing to inform you that the design for Detention Basin #5 appears to be acceptable. Formal approval will be issued with the review of that project." There was a pond. We cannot have a pond anymore. The pond actually is on the townhouse plan, which has already been approved. We are going to have to go back. It is a technicality and it will need to be re-approved because it is a different stormwater management design. What he is basically saying is that the design is okay. Then it is okay for the PC to recommend plan approval subject to state permits, financial security and in the May 8th letter, plan notes that have to be changed. Steve Jakatt asked if everything has been. Ross Unruh responded yes. Steve Jakatt motioned that PC recommends to the BoS to approve the Culbertson Village – Commercial Final Land Development Plan. Chuck Dobson seconded the motion. All members in attendance voted aye.

New Business

Gordon R. & Nancy L. Eck Final Subdivision Plan – 2 Lots (ECK/061908/FSDP), prepared by Edward B. Walsh & Associates Inc. located 120 Germany Hollow Road, Coatesville, PA. Clock starts on Thursday, June 26, 2008 and continues until Wednesday, September 24, 2008. No one was in attendance. This plan has not been reviewed yet by MacCombie's office. Brief discussion between PC members started. Kim Hoopes asked what the purpose of taking the lot out... John Cassels responded it is for one of the Eck's son or daughter for a building lot. Chuck Dobson noted that the area has a problem with percs, kind of low; there is a swale, which separates the new lot from the existing one. The soils are mapped as Glenville, which is marginal. Marginal wet known to have hydric inclusions. Therefore it is on high ground. John Cassels asked if the conditional use on this property for a bed & breakfast precluded further subdivision. We will need Andy Eberwein to describe what is going on. Discussion continued regarding the proposed driveway located on the plan. Steve Jakatt questioned in the area where the parcel is going to be, didn't Dr. Eck say the whole area beyond the old house was going to be conservation easements? No one had any recollection. Josef Obernier attended the meeting and discussion continued. He stated that the last time Dr. Eck was before the Supervisors, the conservation easement that is being talked about; there is one, 44 or 45 acres and what he wanted to do was wanted to sell her an acre and it is right off – as you are driving into his place, it is on the left hand side pretty much all the way in and he wanted to take that acre out and he wanted to put another acre in so the sum total would be same and he had contacted the organization that was doing – cannot remember the name – and he said they were okay with that. Steve Jakatt stated he has a total of 43.0... total and 3 acres would go to his daughter? Discussion continued regarding the driveway. It was decided that it would be best if Dr Eck and his representative come before the PC members to discuss the plan. Steve Jakatt motioned to table. John Cassels seconded the motion. All members in attendance voted aye.

Sketch Plan Submissions

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

Joan Thompson questioned the letter the Township received from PennDOT to Donald Pulver. Chuck Dobson said it was an HOP review. Kim Hoopes responded it is below 340 on 82 south of the Turkey Hill. Because three Townships share the intersection of that road, they had to be notified.

Joan Thompson requested to review a copy of the Culbertson Village – Commercial plan. The PC gave her a copy to look at. She asked if this was preliminary final or final. The response was a final plan.

General Discussion by Planning Commission

Meeting Reminders

Adjournment

At 8:03 p.m. Steve Jakatt motioned to adjourn the meeting. Chuck Dobson seconded the motion. All members in attendance voted aye.

Donna M. Jones
Planning Commission Secretary