

**Meeting Minutes of October 26, 2006  
Planning Commission Meeting**

The West Brandywine Township (WBT) Planning Commission meeting of October 26, 2006 was called to order at 7:30 p.m. Anita Ferenz led the members in the pledge of allegiance. The members in attendance were John Cassels, Anita Ferenz, Kim Hoopes, and Steven Jakatt. Chuck Dobson arrived at 7:58 p.m. Bob Schini and John Conti were absent. Township Manager Rambo was also present.

**Action on Minutes of Previous Meetings**

Acceptance of September 28, 2006 minutes. Steve Jakatt motioned to accept the meeting minutes. John Cassels seconded the motion. All members voted aye.

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

*General correspondence/communications*

URS has forwarded a request to the Township for the review of the PAWC Act 537 Sewage Facilities Plan Update. Manager Rambo requested that the Planning Commission provide him with their comments if they have any, regarding the PAWC Act 537 Plan Update.

**Public Comments**

There were no Public Comments

**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 Saturday, November 25, 2006. There were no representatives present from Schnatz & Rohrer. Kim Hoopes motioned to table the Schnatz & Rohrer Landscaping Plan contingent upon receiving an extension of time. Steve Jakatt seconded the motion. The motion carried 4-0.

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 are 115 Single Family Dwellings. Clock started Thursday, December 22, 2005 and continues until Thursday, November 2, 2006. There were no representatives present. Manager Rambo noted the Township is in receipt of an extension that runs until February 1, 2006. Balderston is in the process of addressing the engineer's latest review letter. Steve Jakatt motioned to table the Balderston Final Swinehart Subdivision Plan. Kim Hoopes seconded the motion. The motion carried 4-0.

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, February 1, 2007. There were no representatives present. Kim Hoopes motioned to table Brandywine Meadows Subdivision Plan. Steve Jakatt seconded the motion. The motion carried 4-0.

### **New Business**

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 Wednesday, January 24, 2007. Steve Janiec was in attendance to give a brief synopsis of their 32-lot plan with a bank and store. There were no major changes. The number of houses remains the same. Some minor revisions were made to the trail. The number of plants is maintained, adding more around the trail than the actual perimeter. The berm will be heavily landscaped, trying to shield the Route 322 traffic from the housing development, consisting of trees and shrubs. The back of the homes will be landscaped to dress them up, because of the trails behind there. Steve Jakatt asked if the trail would be open to the community. Steve Janiec answered yes, it will be a public trail. They are seeking to put the sidewalk on one side that will connect the trail, they see no reason to have a sidewalk on both sides of the street at that point, it will connect the bank, store, and the intersection as denoted on the map. The Homeowners Association will maintain of all the grass. The roads will be public roads. Manager Rambo asked about placing a sewer easement out to Highspire Road. Steve Janiec stated he has no problem with that as long as he still had his ratio of open space. Manager Rambo asked Steve to meet with him to discuss the sewer easement and placement of the pipe. Steve Janiec asked what the slope requirement is on the trail. Manager Rambo will look into the slope requirement. Steve Jakatt motioned to table the Cobblestone Preliminary Subdivision Plan. Kim Hoopes seconded the motion. The motion carried.

### **Sketch Plan Submissions (n/a)**

Rotelle Development Co. is in attendance to present a sketch plan for Camp Indian Run. Anthony Holowsko was in attendance representing Rotelle Development Company. They have purchased a 155-acre tract that was previously the Girl Scout Camp off of Route 322 and Indian Run Road, located in both WBT and Wallace Township. It is a 15-lot subdivision with a conservation easement on the majority of the property. The small-scale subdivision is in Wallace Township. Nothing will impact WBT other than the Township will gain open space. A trail network will follow the perimeter of the property. Originally the concept was a by-right subdivision. They were approached by the Natural Lands Trust to look further into a conservation easement, which is what they did. It is different and unique, they have had positive press and experience so far. Lot size will be just under an acre. This is a real alternative to a by-right subdivision, provided there is latitude, meaning they could expedite this process. If they can turn this quickly, get their approvals, and be under construction in a year it would be good. The Township seems excited about it; they are trying to do minimal impact on it.

Steve Jakatt asked if they were going to try to infiltrate the stormwater. John answered that was what they were going to do, but didn't have a lot of success with the soil. Kim Hoopes asked if this doesn't work out, would they be looking at their by-right plan. Mr. Holowsko answered that he didn't have any idea; there are plenty of options when you have a piece of ground this size. They have submitted their sketch plan to both townships and hope that it will go quickly. The Natural Lands Trust has received money on the state level. It is anticipated that the county money will be received by the end of this year or early next year. Manager Rambo stated that Mr. Holowsko already went before the Board of Supervisor's with their sketch plan. Discussion ensued regarding the trail network system. There were no further comments.

It was noted that Chuck Dobson arrived at 7:58 p.m. Anita Ferenz asked Manager Rambo if the two Parks and Recreation Board members were appointed to the Open Space Review Board. Manager Rambo answered yes.

Anita Ferenz noted the Meeting Reminders.

**Adjournment**

With no other business to discuss, Steve Jakatt motioned to adjourn at 8:02 pm. John Cassels seconded the motion with all members in favor.

Ronald A. Rambo, Jr.  
Acting PC Secretary