

## **Meeting Minutes of December 19, 2006 Planning Commission Meeting**

The West Brandywine Township Planning Commission (WBTPC) meeting of December 19, 2006 was called to order at 7:32 p.m. Anita Ferez led the members in the pledge of allegiance. The members in attendance were John Cassels, John Conti, Anita Ferez, Kim Hoopes and Steven Jakatt. Bob Schini and Chuck Dobson were absent. Township Manager Rambo was also present.

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

Acceptance of November 21, 2006 minutes. John Cassels motioned to accept the meeting minutes. Kim Hoopes seconded the motion. All other members voted aye except Steve Jakatt who abstained because he was not in attendance at the November 21, 2006 meeting.

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

#### *General correspondence/communications*

Dr. Vilcheck has forwarded the Planning Commission correspondence with regard to the Glen Loch Subdivision. John Cassels noted that according to Dr. Vilcheck's letter, there has been some damage to the property and that the coal burner has been disposed of. Manager Rambo noted that the Supervisors had requested that the Historical Commission start coming to the 2<sup>nd</sup> meeting of the month to give their report. Discussion ensued. John Cassels asked about boarding up the house and as well as place No Trespassing signs to protect the property. Manager Rambo explained that Dale Barnett would be addressing Dr. Vilcheck's letter.

### **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 (LRHA) – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Wednesday, January 24, 2007. John Conti asked if this plan came in under the old landscape ordinance or the new one. David Keener of LRHA was in attendance and noted his understanding is that it was under the old landscaping ordinance. When they received the review letter there was a comparison with the new ordinance. Manager Rambo stated he called the Township Engineer who noted that the new requirements were introduced by LRHA when they took over the plan. The old ordinance didn't require a buffer unless they were to abut a totally different zoning district. Kenner noted with regard to screen between residential and non-residential, they are putting the fence on the property line and then putting shrubs five feet in on the residential property. Kenner also stated they have addressed MacCombie's last comment and are ready to finalize the plan and are looking for a recommendation to the BoS to move forward. Jack Conti motioned to recommend the relief of the landscaping requirements. Steve Jakatt seconded the motion.

The motion carried 5-0. Kenner stated they would put the finishing touches on the plan and submit it. They hope to get a clean letter from MacCombie so they can get approval on the plan. Jack Conti recommended that they table Schnatz and Rohrer until they get a clean review letter from MacCombie pending that they receive a letter of extension by December 20, 2006. Steve Jakatt seconded the motion. The motion carried 5-0.

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 Thursday, February 1, 2007. There were no representatives present from Balderston/Swinehart. They have rearranged the lots and lost 2-lots with their last submission and are now proposing 113 Single Family Dwellings. Steve Jakatt motioned to table the Balderston/Swinehart Final Subdivision Plan. Jack Conti seconded the motion. The motion carried 5-0.

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 in attendance. John Conti motioned to table Brandywine Meadows. Steve Jakatt seconded the motion. The motion carried 5-0.

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 Jakatt motioned to recommend rejection of the plan unless a letter of extension is granted based on MacCombie's faxed review letter of November 27, 2006. John Conti seconded the motion. The motion carried 5-0.

### **General Discussion by Planning Commission**

Steve Jakatt noted there is a Duties of a Planning Commission Governor's Conference Planning series that will be held on March 20, 2007 at the Holiday Inn in West Chester. Steve Jakatt and Kim Hoopes are considering attending the conference.

The Planning Commission discussed appointment of a new secretary for the New Year.

Kim Hoopes noted he would try to attend the Supervisor's meeting to give the Planning Commission report.

Anita Ferenz noted that the Planning Commission reorganization meeting is January 25, 2007 at 7:00 p.m.

### **Adjournment**

With no other business to discuss, John Conti motioned to adjourn at 8:16 pm. Steve Jakatt seconded the motion with all members in favor.

Ronald A. Rambo, Jr.  
Acting PC Secretary