

Planning Commission Meeting September 24, 2009 Minutes

The West Brandywine Township Planning Commission meeting of September 24, 2009 was called to order at 7:30 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Steven Jakatt, and Bob Schini. It was noted that John Conti arrived at 7:35 p.m. for the meeting.

Action on Minutes of Previous Meetings

Acceptance of August, 2009 minutes. Steve Jakatt motioned to table the minutes of July 23, 2009 until such time they are reviewed by all Commission members. John Cassels seconded the motion. All members present voted in favor of the motion to table the minutes.

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

General Correspondence/Communications – It was noted that the County Planning Commission had provided written comments to the Township on the proposed amendments to its Stormwater requirements. The PC was also in receipt of information from the Brandywine Conservancy with regard to their Municipal Assistance Program. The DVRPC has provided the Township a copy of the Guiding Transportation and Land Use Decisions along US 322. The final piece of correspondence noted an upcoming Airport Open House at the Chester County/GO Carlson Airport for those members that wanted to attend.

Developer Related Correspondence/Communications – The Township was in receipt of a letter from DEP with regard to the proposed Kenneth Hawk Lot-line Change Plan.

Township Manager Correspondence/Communications – The PC is in receipt of the letters of extension acceptance for the Pulte and Hammell-O'Donnell projects and a copy of the Opinion & Order issued for the Castaldi Family Limited Partnership Conditional Use Hearing.

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

No Public Comments

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, October 16, 2009. There were no representatives in attendance. It was noted that they are waiting for some of the final NPDES issues to be resolved as it relates to stormwater infiltration. John Cassels motioned to reject the plan to the Board of Supervisors based on the latest letter of the Township Engineer dated March 16, 2009. Steve Jakatt seconded the motion. There were no additional questions or comments. All members in attendance voted aye to reject the plan.

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 and that the clock started on Tuesday, December 18, 2007 and continues until Thursday, December 17, 2009. There were no representatives in attendance. Steve Jakatt motioned to table the plan. John Conti seconded the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

Cycle Max – Preliminary Title Plan – Proposed Self Storage – (CYCLEMAX072208LDP), prepared by DL Howell Civil Engineering & Land Planning, located at 1816 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, July 24, 2008 and continues until Saturday, October 17, 2009. There were no representatives in attendance. John Cassels motioned to reject the plan to the Board of Supervisors based on the latest letter of the Township Engineer dated May 12, 2009. Steve Jakatt seconded the motion. There were no additional questions or comments. All members in attendance voted aye to reject the plan.

Hammell-O'Donnell Business Park– Preliminary Subdivision and Land Development Plan – (HAM-O'DON061109PSLDP), located along Chestnut Tree Road, north of the intersection with Rt 322, West Nantmeal & West Brandywine Township, Chester County, PA prepared by Commonwealth Engineers, Inc. Clock starts on Thursday, June 25, 2009 and continues until Wednesday, September 23, 2010. There were no representatives in attendance. Steve Jakatt motioned to table the plan. John Conti seconded the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

New Business

Kenneth Hawk- Final Minor Subdivision Plan, Lot-Line Change (09-22-09,KEH), clock starts on Thursday, September 24, 2009 and runs through Tuesday, December 22, 2009. Kenneth Hawk was in attendance to discuss the lot-line changes proposed for the properties at 112 & 116 Brandamore Road. Ken also noted that he has hired legal counsel to assist with preparing a Sewer Maintenance Agreement being requested in the letter from DEP. Being that no review letters had been received and after a brief discussion and explanation of what was trying to be achieved, John Conti motioned to table the plan. Steve Jakatt seconded the motion. Prior to the vote, a brief discussion took place with regard to the Site Analysis waiver that was being sought and the Planning Commission noted it would support the request. All members in attendance voted to table the plan.

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

It was noted that the Planning Commission was in receipt of proposed Ordinance NO. 2009-06, amendments to Section 167-61 of the Township Code pertaining to Stormwater. The Planning Commission will review and submit their comments prior to the October 15, 2009 Hearing before the Board of Supervisors.

Meeting Reminders

Adjournment

At 8:05p.m. John Cassels motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Township Manager/Secretary/Treasurer