

**Planning Commission Meeting
Thursday, April 22, 2010 Minutes**

The West Brandywine Township Planning Commission meeting of April 22, 2010 was called to order at 7:30 p.m., by Chuck Dobson, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Steve Jakatt and Bob Schini.

Action on Minutes of Previous Meetings

The acceptance of the March 25, 2010 minutes was presented. Steve Jakatt motioned to accept the minutes with Anita Ferenz seconding the motion. All members present voted in favor of the motion to accept the minutes.

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

General Correspondence/Communications – It was noted that the Planning Commission was in receipt of information with regard to an upcoming Master Planner class.

Developer Related Correspondence/Communications – The Township was in receipt of correspondence with regard to Pulte's Applecross Del-Webb Preliminary Plans, DEP Component 4B and 4C documents and Declaration of Covenants from the Chester County Planning Commission, the Chester County Health Department and John E. Good, Esquire.

Township Manager Correspondence/Communications – The Planning Commission was in receipt of letters of extension acceptance correspondence from the Manager for the North Brandywine Middle School and the Cycle-Max Self Storage Project.

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

None

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 Wednesday, June 30, 2010. There were no representatives in attendance to address the PC. Steve Jakatt motioned to table the plan, with Anita Ferenz seconding the motion. Being 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 Wednesday, July 14, 2010. There were no representatives in attendance to address the PC. Steve Jakatt motioned to table the plan with Anita Ferenz seconding the motion. There were no additional questions or comments. All members in attendance voted aye to table 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 to address the PC. Steve Jakatt motioned to table the plan with Anita Ferez seconding the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

North Brandywine Middle School, Final Land Development Plan (01-2010-NBMS), located on Reeceville Road in Caln and West Brandywine Township's (parking, stormwater facilities and sport fields in WBT), prepared by Kurowski & Wilson, LLC on behalf of the CASD. Clock starts on Thursday, January 28, 2010 and runs until Wednesday, July, 28, 2010. No one was in attendance from the school district to talk to the Commission. Steve Jakatt motioned to table the plan with Anita Ferez seconding the motion. There were no additional comments or questions. All members in attendance voted aye to table the plan.

Pulte Homes of PA, Del Webb at Applecross Phase II to IV, 305 units, Preliminary Subdivision and Land Development Plans (PH/PA-DW/A-03/25/10), located on East Reeceville Road prepared by Wilkinson & Associates. Clock starts on Thursday, March 25, 2010 and runs until Wednesday, June 23, 2010. There were no representatives in attendance to address the PC.

General discussion took place with regard to a second permanent means of ingress and egress rather than just the emergency usage of Old Homestead Road. Chuck noted that he had talked with members of the Ashberry Homeowner's Association and that they have no problem talking with Pulte about utilizing part of their property along East Reeceville Road as a means of ingress and egress, however, they await an offer from Pulte. Steve Jakatt noted that he visited the site and that he was still in favor of turning the Old Homestead Road access point into a permanent means of ingress and egress. John Cassel's noted what the CCPC has noted in their review letter with regard to a second access point.

After discussions, the Commission noted the concerns of the residents of Friendship Village with regard to the utilization of Old Homestead Road as a permanent means of ingress and egress. With no other comments or questions, Steve Jakatt motioned to table the plans with Anita Ferez seconding the motion. All members voted for the tabling of the plans.

New Business

Earl Cook of Southdown Homes was present to talk about the Hide-Away Farms Project and the existing historic buildings to be part of the Farmette Lot approved during the prior Conditional Use Process. He presented sketches showing the re-use of the historic structures, i.e. farmhouse, machine shop and barn, into a total of seven (7) dwelling units. The farmhouse would be restored, the machine shop would be turned into two dwelling units and the barn would be turned into four dwelling units. Earl noted that there would be adequate open space left to build a barn and still consider the true flavor of a Farmette if the proposed new owner would want to consider it during their resubmission of a Conditional Use Application.

The Planning Commission liked the presentation, however, they requested that John Conti be able to provide input. All in all, the Planning Commission looked favorable to the proposed re-submission of a Conditional Use Application to modify the existing Order.

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

Joseph Hould was present to see if anything was discussed with regard to the Pulte Project. The Commission noted that no one was present and that they would take into consideration the concerns of the residents of Friendship Village when reviewing the plans. Chuck Dobson noted to Joseph that he had provided the Supervisors with a report on the status of the project and the concerns of the Friendship Village residents.

General Discussion by Planning Commission (as needed)

Meeting Reminders

The upcoming meeting reminders of the various Township organizations were read aloud.

Adjournment

At 8:18p.m. Steve Jakatt motioned to adjourn the meeting. Anita Ferenz seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Planning Commission Secretary

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