

Meeting Minutes of July 2008 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of July 24, 2008 was called to order at 7:33 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Anita Ferenz and Steve Jakatt. Chuck Dobson, Kim Hoopes and Bob Schini were absent.

Action on Minutes of Previous Meetings

Acceptance of June 26, 2008 minutes. Steve Jakatt motioned to accept the minutes of June 26, 2008. John Conti 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 nothing in the correspondence that would not be discussed during Old Business or New Business.

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, October 17, 2008. There were no representatives in attendance. It was noted that Robert Smiley contacted the Township to advise that he would not be in attendance. They were in the process of scheduling infiltration testing. Once results were received, he would come before the Board for presentation. John Conti motioned to table. Steve Jakatt 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 Thursday, October 2, 2008. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti 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 specifically. Discussion ensued between PC members regarding the expiration of the time clock. An extension should be received before the BoS meeting schedule for Thursday, August 21, 2008. Andy Eberwein was in attendance to discuss another project. There was a letter received June 19, 2008 that talks about the cul-de-sac. Andy Eberwein stated the original plan had a 1200' long cul-de-sac. The ordinance will only allow 1000'. The plan was submitted with that sketch to show that 1000' would work. There are no revised preliminary plans right now. This issue is still being worked out. John Cassels noted the letter states that prior to

any consideration being afforded to this proposal the applicant's engineer obtain approval from the Board of Health for the methodology of sewage disposal. So until that is cleared up, I don't think there is any movement on it – He requested Andy Eberwein talk to George Harlan and that a letter of extension can be sent. Andy Eberwein responded that is fine. John Conti asked if there was a waiver for the cul-de-sac or was it just requested? Andy Eberwein responded the waiver was never heard. John Conti motioned to reject unless a letter of extension is received based on MacCombie's review letter dated September 21, 2007 as to issues regarding Zoning Code – Bulk & Area Regulations - Section 200-20 Tract Density, Net Contiguous Lot Area - sub-section C, Setbacks - sub-section A(2)(a); Flood Plan – Section 200-54, Delineations and Stream Corridor Easement; Lighting – Section 200-110; Landscaping – Section 200-107; Visibility at Intersection – Section 200-103, Subdivision and Land Development – Plan Classification – Section 167-9; Stormwater Management – Section 167-61 -- Stormwater & Infiltration Programs, Drainage Areas, Basin Locations, Bed Details; Storm Sewers – Section 167-61 M(3); Riparian Buffer – Section 167-64C; Street Design - Cul-de-sac Streets – Section 167-44C; Clear sight triangle – Section 167-43F; Street Construction – Section 167-46I; Street Name & Signs – Section 167-44; Water Supply – Section 167-58. 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 Thursday, January 15, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. All members in attendance voted aye.

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. Andy Eberwein was in attendance. Anita Ferenz stated that she would recuse herself, as the Ecks are clients of the law firm she works for. Therefore there is no quorum. No action can be taken for this project at this meeting. This is a 2-lot subdivision on the top half of the property that the Brandywine Manor Bed & Breakfast is located on. The subdivision is for Gordon Ecks's daughter and son-in-law to put a house there. There is a long flag lot going back to the back. Oddly enough the best percs that were found on the entire property were right on the high point of that piece (as shown on the plan). This will be a standard in-ground system. That is what is proposed. That is before the Health Department right now. MacCombie's office did review this and we have a response letter. We have done the revisions that have been asked for. David Biloon has asked for the soils explanation. The issue is the soils. Evans Mill uses the NRCS (National Resource Conversation Survey) and Penn State mapping for soils, which is different than Chester County soil survey. Discussion regarding soil updates continued. The clarification that David Biloon has asked for does not effect the subdivision or anything we have done. There is a letter from Evans Mill that provides clarification. We have submitted a waiver because the ordinance requires paving the common portion of the driveway that serves 2 lots. We are asking to not do that. The existing driveway is gravel. It exists, it functions, and it works fine. Discussion continued. John Cassels asked in regards to Item #4 – future land use – have there been any thoughts as to the language to be put on the plans? Andy Eberwein responded that he would advise his client not to do that. The property is under a conservation easement owned by NALT (North American Land Trust). John Cassels asked if the agreement has already been set aside an area for future development? Gordon Eck answered it is already in place for the 45 acres. But once we have an approved subdivision then NALT will look at that and we would exchange ground on the back property. He needs to seek approval from them to do that. Discussion continued. This lot is in a protected area and there should be no future development according to that easement. If you can get an approved plan to take to them and then they will consider it. Gordon Eck stated that they have agreed to it in principal, but will need the approved plan to know what we are taking and we will exchange ground from the other parcel. John Conti asked if it is decided to subdivide 45 acres 3 years from now do you go through the same process with them? Dr. Eck answered that he does not have enough to exchange with them. I would have to have comparable ground to give them. So in essence it is restricted. No action was taken regarding this project.

New Business

Herbert J. & Helen M. Mosteller Minor Subdivision and Land Development – (Mosteller/070808/MSDLDP),

prepared by Berger & Hayes – Stapleton & Leisey, located 507 Hibernia Road, Coatesville, PA. Clock starts on Thursday, July 24, 2008 and continues until Wednesday, October 22, 2008. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. All members in attendance voted aye.

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, October 22, 2008. Dave Sanders, DL Howell Associates and Cliff Murray (owner and applicant) were in attendance. History of the project – The property is located on the southeast corner of Horseshoe Pike and Icedale Road. It is the open vacant piece of property that the Cycle Max motorcycle dealership is located on. The plan and the proposed items we are going to do have been shown to Ron Rambo and Dale Barnett and they gave us some input. From there we submitted the plans. A variance and special exception were granted in April 2008. The property is accessed of an existing entrance off Horseshoe Pike. The western side has a dealership and the eastern side is where we are proposing the self-storage buildings. There are three buildings ranging in different sizes for different sizing of storage facilities. The three buildings come out to about 63,000 sq ft total. The stormwater management will be handled in the rear of the site with an above ground stormwater basin combo with pipe storage underneath of it for the infiltration requirements. We will use the existing entrance into the site. For the small office we will use public water so we will tie a lateral in for that. Regarding the septic system for the small office, we are dealing with the Health Department. There is an existing septic system to the rear of the existing building and we are going to try to tie into that if it is an adequate size. The parcel itself is a little less than seven (7) acres. We meet all the zoning and bulk regulations. We do not have any review letters to date. Steve Jakatt asked if there were going to be buildings and asphalt in between is there going to be asphalt around the building? Dave Sanders responded that the building to the north will have access garage doors on both the front and rear same thing with the middle building. The southern building will just have access on one side, so there won't be paving around the rear of that building, but the other two will have paving around it. It was asked that we increase some of the width to make sure that a fire truck could make it around the buildings. Anita Ferez asked what the hours of operation would be. Cliff Murray responded that the storage should be locked off through the wee hours of the morning. There would be some period of time that the area would be unavailable to anyone to get in. Anita asked if there would be someone on site. Mr. Murray stated not 24/7 but more like typical office hours. There is also going to be camera surveillance. Security is an issue. It also enhances the ability to rent the space. John Conti asked if it was normal to have the storage open 24 hours. Mr. Murray responded not really. There will be varying sizes – typical 10x20, 10x15. There will be some in the back building a little wider and deeper for classic car storage. Dave Sanders said that Orsatti has been subcontracted to do the landscaping plan. There is a lot of landscaping on the plan that comes with the paving, building, footprints and that is where the number is kind of increased. After realizing how the ordinance would make the plan look and how much landscaping there would be we are going to look at some kind of alternative plan and present it to you to tone it down. I know that you want to front it, the front buildings and everything from 322, but the properties to the east are industrial, to the rear is the pipeline and Lyons & Hohl across the street, not many residents are around that we would need that much landscaping. John Conti asked if the stormwater basin is located in the rear – south end of the property. The response was yes. Percolation tests have been done. There will be a sign – not sure if it will be existing or will add another one. It is undetermined how many units will be there for storage. A guess would be a couple hundred. Steve Jakatt motioned to table. John Conti 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)

General Discussion by Planning Commission Meeting Reminders

Adjournment

At 8:24 p.m. John Cassels motioned to adjourn the meeting. Steve Jakatt seconded the motion. All members in attendance voted aye.

Donna Jones, Planning Commission Secretary