

**Planning Commission Meeting
August 27, 2009 Minutes**

The West Brandywine Township Planning Commission meeting of August 27, 2009 was called to order at 7:30 p.m. Chuck Dobson led the members in the pledge of allegiance. Members in attendance were John Conti, Chuck Dobson, Kim Hoopes, Steven Jakatt, and Bob Schini.

Action on Minutes of Previous Meetings

Acceptance of July, 2009 minutes. Steve Jakatt motioned to accept the minutes of July 23, 2009 with minor corrections. Robert Schini seconded the motion. All members who were in attendance at the June meeting 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 County Planning Commission had provided written comments to the Township on the proposed zoning amendment changes pertaining to the use of Historic Structures and Accessory Structures.

Developer Related Correspondence/Communications – It was noted that review letters were received from the Township Engineer for the Pulte and Hammell-O'Donnell projects and Menke & Menke for the Pulte project. These would be discussed under Old Business with the attendees.

Township Manager Correspondence/Communications – None to note.

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, July 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. Steve Jakatt motioned to table. John Conti seconded the motion. Motion made and seconded. There were no additional questions or comments. 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 and that the clock started on Tuesday, December 18, 2007 and continues until Thursday, September 17, 2009. There were no representatives in attendance. Steve Jakatt motioned to recommend rejection of the plan to the Board of Supervisors based on the latest review letter of the Township Engineer dated July 22, 2009 and Menke & Menke dated August 25, 2009 unless a letter of extension was received by the Township. John Conti seconded the motion. Motion made and seconded. There were no questions or comments. 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 Saturday, October 17, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. Motion made and seconded. No additional questions or comments. All members in attendance voted aye.

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, 2009. There were no representatives in attendance. Steve Jakatt motioned to recommend rejection of the plan to the Board of Supervisors based on the latest review letter of the Township Engineer dated July 23, 2009 unless a letter of extension was received by the Township. John Conti seconded the motion. There were no questions or comments. All members in attendance voted aye.

Sketch Plan Submissions

Richard Kline of HowellKline and Kenneth Hawk were in attendance to discuss and present a sketch plan to show proposed lot-line changes on property at 112 & 116 Brandmore Road. After a brief discussion and explanation of what was trying to be achieved, the Planning Commission suggested that they move forward with their lot-line change in a Final Plan format and to request waivers of the Site Analysis requirement.

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 discuss at their September 24, 2009 meeting.

Meeting Reminders

Adjournment

At 8:04p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

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