

Meeting Minutes of November 2008 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of November 25, 2008 was called to order at 7:45 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Chuck Dobson, Anita Ferenz, Kim Hoopes, Steve Jakatt and Bob Schini.

Action on Minutes of Previous Meetings

Acceptance of October 23, 2008 minutes. Steve Jakatt motioned to accept the minutes of October 23, 2008. John Cassels seconded the motion. All members, who were in attendance at the October meeting voted in favor of the motion to accept the minutes.

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

There was a review of correspondence by Planning Commission members. Everything is developer related. There was nothing in the correspondence that would not be discussed during Old 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, January 16, 2009. There were no representatives in attendance. Chuck Dobson 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, February 5, 2009. 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 Monday, December 29, 2008. Andy Eberwein, E.B. Walsh & Associates was in attendance. A letter was received from MacCombie's office. They are working through the issues. Everything in the letter will be taken care of and dealt with including the landscaping. The woodland disturbance is less than 10% on the whole site so we don't have to replace it. Kim Hoopes noted that MacCombie suggested changing the basin. Andy Eberwein responded they discussed the issue and they are not changing the basin. Discussion continued regarding the basin. On this site there are a lot of existing easements. There are conservation easements on adjoining property. There are 16 acres that will go back to Eck and apparently be put back into NALT. All the wetlands have been put into NALT. All the wetlands on the lots will

be part of the easement as well with the exception of the little bit disturbed (as shown on plan). Discussion continued between Andy Eberwein and PC members regarding the wetlands and easements. Discussion ensued regarding the AV sewer systems on the lots. Two lots will share a driveway. Discussion regarding the concerns of the PC members regarding the shared driveway continued with Andy Eberwein. Kim Hoopes noted that the clock runs out December 29, 2008. Andy Eberwein stated that he would have Mr. Harlan submit a letter of extension. Bob Schini motioned to table. Steve Jakatt 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. Chuck Dobson seconded the motion. All members in attendance voted aye.

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 Tuesday, January 20, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. Chuck Dobson 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 Tuesday, January 20, 2009. John Cassels motioned to table. Chuck Dobson seconded the motion. All members in attendance voted aye.

New Business

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 8:16 p.m. Steve Jakatt motioned to adjourn the meeting. Chuck Dobson seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary