

## **Planning Commission Meeting Tuesday, December 22, 2009 Minutes**

The West Brandywine Township Planning Commission meeting of December 22, 2009 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, Kim Hoopes, and Steven Jakatt.

### **Action on Minutes of Previous Meetings**

The acceptance of the November 24, 2009 minutes was presented. Upon making some minor corrections, Steven Jakatt motioned to accept the minutes with John Cassels 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 correspondence from Ms. Karen S. Marshall, Chester County Heritage Preservation Coordinator, pertaining to the Bentley Communities Culbertson Village Development and the Gordon Property. It was noted by the Township Manager that in as much as the plans are no longer before the Planning Commission, the issues presented within the text of the correspondence are under review by the Board of Supervisors.

Developer Related Correspondence/Communications – The Township was in receipt of a review letters for the revised Final Plans for the Pulte Phase I DelWebb Project from Menke & Menke and James W. MacCombie, P.E.

Township Manager Correspondence/Communications – No discussion needed as correspondence from Manager was self explanatory.

### **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 Friday, January 22, 2010. There were no representatives in attendance. John Cassels motioned to reject the plan based on the latest review letter of James W. MacCombie, P.E. unless a letter of extension was received from the Developer with Anita Ferenz seconding the motion. Being no additional questions or comments, all members in attendance voted aye to table 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. The PC noted that a letter of extension had been received from Luois Colagreco, Esquire. Sam Carlo of Pulte Homes and Jeremy Madaras, P.E. was in attendance to address the Planning Commission. Discussions took place with regard to the meetings held with Township staff and the Engineer to address all outstanding issues in the various review letters. It was noted that there were only minor housekeeping items to address and the applicant requested that the Planning Commission consider recommending “Conditioned Final Approval” to the Board of Supervisors for Phase I of the Porhject. Steve Jakatt motioned to recommend “Conditioned Final Approval” of Phase I of the Pulte Del Webb Project based upon obtaining all

outside agency approvals, obtaining of sewer capacity from the WBTMA, presentation of a construction breakdown for review and acceptance by the Township Engineer, establishment of all public escrows and inspection fees with the township, recording of plans and meeting of all monetary contributions and assigning of all properties noted within the Opinion and Order to the Township. Kim Hoopes 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 Friday, January 15, 2010. David Sanders, P.E., of DL Howell was in attendance to address the PC. General discussion took place with regard to addressing the Township Engineer’s most recent review letter. Being that the time clock was to expire on January 15, 2010, David Sanders drafted a letter of extension and presented it the PC for consideration. Kim Hoopes then motioned to table the plan with Steve Jakatt 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. John Cassels motioned to table the plan. Steve Jakatt seconded the motion. There were no additional questions or comments. All members in attendance voted aye to table the plan.

#### **New Business**

#### **Conditional Use Hearing Submissions**

#### **Public Comments (individuals not requesting to be on agenda)**

#### **General Discussion by Planning Commission (as needed)**

#### **Meeting Reminders**

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

#### **Adjournment**

At 8:25p.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.  
Township Manager/Secretary/Treasurer