

Planning Commission Meeting Tuesday, December 21, 2010 Minutes

The West Brandywine Township Planning Commission meeting of December 21, 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, Kim Hoopes, Steve Jakatt and Bob Schini.

Action on Minutes of Previous Meetings

The acceptance of the November 23, 2010 minutes was presented. Steve Jakatt motioned to accept the minutes with Kim Hoopes seconding the motion. All members present voted in favor of the motion to accept the minutes.

Correspondence/Communications (developer related)

The PC noted that they were in receipt of various pieces of correspondence that would be discussed as they were brought up throughout the meeting.

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 Sunday, March 26, 2011. There was no one present to discuss the plans. Steve Jakatt motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members present 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 Monday, January 10, 2011. There was no one present to discuss the plans. Being that there is a time clock issue, Steve Jakatt motioned to reject the plan based on the Township Engineer's review letter of January 5, 2010 unless a letter of extension was received. Kim Hoopes seconded the motion. There were no additional questions or comments. All members present voted aye to reject the plan unless a letter of extension was received and accepted by the Board of Supervisors.

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 Monday, May 23, 2011. There was no one present to discuss the plans. Steve Jakatt motioned to table the plan followed by a second by Kim Hoopes. 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, January 26, 2011. There was no one in attendance to discuss the plans. Being that there is a time clock issue, Steve Jakatt motioned to reject the plans based on the Township Engineer's review letter of

November 15, 2010 unless a letter of extension was received. Bob Schini seconded the motion. Being no other comments or discussions, all members in attendance voted aye to reject the plan unless a letter of extension was received and accepted by the board of Supervisors.

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 Friday, February 18, 2011. There was no one present to discuss the plans. Steve Jakatt motioned to table the plan, followed by a second by Kim Hoopes. Being no other comments or discussion, all members in attendance voted aye to table the plan.

New Business

Alyson Zarro, Esquire and Sam Carlo of Pulte Home of PA, LLP were in attendance to talk to the Commission with regard to their proposed revisions to the sign ordinance sections found within the Zoning Ordinance. Upon presenting their revised proposal for the size of signs, discussions ensued by both parties. The Planning Commission was supportive of what was presented and advised them to prepare a new revised sign Ordinance amendment for presentation to the Board of Supervisors.

Conditional Use Hearing Submission

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 7:57 p.m. Steve Jakatt motioned to adjourn the meeting. John Cassels seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Planning Commission Secretary