

Meeting Minutes of July 2009 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of July 23, 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 Cassels, John Conti, Chuck Dobson, Anita Ferenz, Kim Hoopes, Steven Jakatt, and Bob Schini.

Action on Minutes of Previous Meetings

Acceptance of June, 2009 minutes. John Cassels motioned to accept the minutes of June 25, 2009 with minor corrections. John Conti 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 discussed in the Open Space Review Board the Landscapes2 update that Joe Obernier forwarded a link to everyone. John Cassels stated that the BoS specifically asked that we review and provide comments. Everyone on the Commission is noted that they would review that document, provide any comments to Donna via email to consolidate and forward to the BoS.

Developer Related Correspondence/Communications – A letter from Dave Sanders from DL Howell granting a 90-day extension for CycleMax.

Township Manager Correspondence/Communications – There are eight (8) items of 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. Anita Ferenz asked what they are waiting for. Chuck Dobson stated 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. Clock starts on Tuesday, December 18, 2007 and continues until Thursday, September 17, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. 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. John Cassels stated at the meeting of the BoS, Joe Obernier asked the question about the right-of-way. We are still waiting for an explanation of title search. Chuck Dobson noted the question is a matter of their representation of the plan versus what the records show. Their representation of the plan indicated that there was 1 lot; the records show that there are actually 2 lots. There is actually a right-of-way shown going down the middle of it so the question remains depending on whether it is 1 lot or 2 lots. It has an affect on the buffering, and also the individual coverage and various other zoning items that are required to be complied with on each individual lot. Kim Hoopes asked if there could be two separate businesses on one lot? Chuck Dobson thinks that was also part of the discussion. It is zoned LI – Limited Industrial. This property was subdivided, and approved and recorded. However the subdivided lot was never conveyed. The problem is that you have two parcels under one tax id. The recorder of deeds does not assign a new tax identification number until the property is conveyed out. They have been taxed as a single lot, but they are representing that it is 2 lots. It is not the applicant that did it. The applicant purchased it from the person who actually subdivided it. So the question is now, now that they conveyed everything does it still go as 1 lot or are they now 2 separate tax parcels. I don't think the records are clear. Anita Ferenz questioned if they are looking into it? When is the last time representatives were before the Commission? 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 table. John Conti seconded the motion. No review letters have been received. There were no questions or comments. 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 (as needed)

John Cassels noted that the BoS is looking for comments on the Ordinance for uses of historic buildings. The Planning Commission members discussed their thoughts regarding the amendment to the Ordinance. There are historic resources dotted throughout the Township, is it appropriate to have some of the uses mentioned, if an historic resource happens to be located in a residentially zoned area just because it is historic. Generally speaking, the Planning Commission has major reservations about all of the uses noted being applied to any historic resource just because it is defined as such. Comments will be provided to the BoS at the 2nd meeting in August.

Meeting Reminders

Adjournment

At 8:05p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary