

Meeting Minutes of August 2007 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of August 23, 2007 was called to order at 7:30 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Chuck Dobson, Anita Ferenz, and Steve Jakatt. Kim Hoopes and Bob Schini were absent.

Action on Minutes of Previous Meetings

Acceptance of July 26, 2007 minutes. Steve Jakatt noted that he read the minutes, but did not attend the meeting. John Cassels motioned to accept the minutes. John Conti seconded the motion. All members in attendance were in favor to accept the minutes.

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

There was a review of correspondence by Planning Commission members. Steve Jakatt noted that most if not all will be discussed under 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 Thursday, November 1, 2007. There were no representatives in attendance. Steve Jakatt motioned to table. Chuck Dobson seconded the motion. All members in attendance voted aye.

Cobblestone @ Horseshoe Village (Steve Janiec), a 32-lot Preliminary Subdivision Plan and 2-lot Commercial Plan (CS/HV/SJ10/26/06PP) prepared by E.B. Walsh & Associates, Inc located on the north side of Horseshoe Pike near Swinehart Road. Clock starts on Thursday, October 26, 2006 and continues until Sunday, October 21, 2007. There were no representatives in attendance. John Conti motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Applecross West/Traditions at Applecross Country Club – Pulte Homes of PA, an Active Age Community Preliminary Subdivision Plan (PHAAC03/01/07PSP), prepared by Horizon Engineering Associates, LLC, located on East Reeceville Road. Clock starts on Thursday, March 22, 2007 and continues until Friday, November 16, 2007. John Curtin, Pulte Homes was in attendance. We are in receipt of MacCombie's review letter and revisions to the plans have been made. One outstanding issue is how do we handle the infiltration? Pulte and our engineer met with Ron and Jim to discuss that. We are working on a couple of ideas and designs. The plans have been resubmitted to MacCombie, but we are still going to have to make another submission with this infiltration bed design, probably within the next week. We have made about 95% of the revisions in his review letter. Steve Jakatt asked if these are the beds on the north side of Reeceville Road and per the Supervisors they are to be put underground? John Curtin responded the infiltration bed would be underground. John Cassels asked for an explanation of what the new design might be like. John Curtin began an explanation that the bulk of the stormwater management flows across the street, flows down towards Parcel D,

which is across East Reeceville Road. Both infiltration and detention were proposed to be on that side of the road. Currently working on some kind of infiltration bed underground that will handle the drainage area that goes to that portion of the site, which is the majority of the site. A good two-thirds of the property drains that way. Even though Phase I is 66 lots the stormwater management that you will see as part of the Phase I plans is for the majority of the project. The basin, the detention will be similar or the same and the infiltration will be an underground system. Individual lots infiltration was a question. John Curtin stated it was understood that was a comment and the lots don't lend themselves to be big enough or the soils everywhere on the site to do on-lot infiltration. There are other pockets on site, which we will continue to look for BMPs, and infiltration areas like rain gardens or perimeter swales. The bulk of what you see will be across the street. That is not to say that we won't be putting BMPs and water quality structures elsewhere on the property. John Cassels stated that you would have to account for management off site of stormwater coming towards the development and deal with it across the street. John Curtin stated that it is his understanding that the watershed for the project is just on the development on our parcel and that is being managed across the street. I don't think, but I am not 100% sure that we are managing any off site stormwater. John Cassels mentioned that the engineer keeps referring to the soccer fields. To alleviate any confusion, can we take those off the plans? John Curtin stated yes, that was just a note for future use. Further discussion with the Planning Commission and John Curtin in regards to infiltration on each lot rather than send the water all the way across – right where it falls continued. Steve Jakatt stated that the way you prove if you get infiltration rates is to do infiltration testing. The Conservation District and we will look favorably on as you said rain gardens, where you have cut outs on the streets where you have cross street draining as per the December 30 of last year new BMPs. They give you lots of ideas. The more you can downsize on the north side of Reeceville Road, I think that's what we are looking for. Discussion continued. John Conti motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

James E. Scott – Final Subdivision Plan (JESS02/27/07FP), prepared by Berger & Hayes, located on Horseshoe Pike (RT 322). Clock starts on Thursday, March 22, 2007 and continues until Monday, September 17, 2007. There were no representatives in attendance. September 17, 2007 is before the next PC meeting. There is no letter of extension. Steve Jakatt motioned rejection of the James E. Scott Final Subdivision Plan of April 16, 2007 based on the MacCombie letter of April 19, 2007 per MacCombie's comments on location plan Section 167-23C(1), zoning boundaries C(2)(d), existing structures C(2)(k), features C(2)(i), datum & benchmarks C(2)(m), rights of way C(2)(j), and pursuant to 167-24C(1)(j), monuments & property corners Section 167 24C(1)(f), easements or rights of way §C(1)(g), lot areas C(1)(a) and surveyors certification C(1)(a) unless we get an extension. The recommendation is to reject based on those sections unless we get an extension. John Conti seconded the motion. Anita Ferenz requested that Donna make a telephone call to request an extension letter. All members in attendance voted aye. James E. Scott arrived at the meeting. Anita Ferenz requested a letter of extension be given tonight. Steve Jakatt informed Mr. Scott that the next PC meeting is after the plan time runs out, the PC is forced to recommend rejection of the plan unless you give us a letter of extension. Can you do so tonight? Yes. The extension is recommended for 60 days. A letter of extension was given to the PC by Mr. Scott for 60 days.

Coatesville Area School District – Addition and Renovations to North Brandywine Middle School Preliminary Land Development Plan (CASD/040507 PLDP), prepared by K & W Engineers Consultants, located on Reeceville Road. Clock starts on Tuesday, May 24, 2007 and continues until Tuesday, November 20, 2007. There were no representatives in attendance. Steve Jakatt motioned to table. Chuck Dobson 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 Tuesday, September 25, 2007. John Cassels motioned that recommendation be made to the BoS rejection of the Beaver Creek Preliminary Land Development Plan based on MacCombie's letter dated August 3, 2007 because of the following deficiencies under the Zoning Code Section 200-38B, 200-101, 200-107, 200-10, 200-103 and 105 unless a letter of extension is received. Steve Jakatt seconded the motion. Donna will make a telephone call to request extension letter. All members in attendance voted aye.

Culbertson Village – Commercial, Culbertson Realty Associates LP & Magothy Investment Partners LP Preliminary Land Development Plan (CV-C/060607/PLDP), prepared by D L Howell, Civil Engineering & Land Planning, located 1548 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, June 28, 2007 and continues until Tuesday, September 25, 2007. Chuck Dobson motioned to recommend rejection of the plan based on the July 16, 2007 letter from Herbert E. MacCombie Jr., P.E. and Associates, specifically Section 167-23 §C(2)(g), also C(2)(h), C(2)(k), in addition Section 167-26. Also compliance issues related to Section 167-57, 167-61M(3), 167-61, 167-25 unless a letter of extension is received from the applicant. Steve Jakatt seconded the motion. All members in attendance voted aye.

Jelke's Fabrication Company, Inc., Preliminary Land Development Plan (JFAB/071007/PLDP), prepared by Dunlap & Burrell, LLC, Surveying & Engineering, located at 1808 Horseshoe Pike, Honey Brook, PA. Clock starts Thursday, July 26, 2007 and continues until Wednesday, October 24, 2007. Jeff Burrell, Dunlap & Burrell, LLC representing Jelkes for Jelke's Fabrication Company land development plan was in attendance. A letter has been received from MacCombie's office dated August 8, 2007. There has not been a response or revised plans submitted. Jeff Burrell began to discuss the plans that are to be submitted. John Conti asked if there was anything that cannot be complied with? Jeff Burrell stated that there are a number of items that have already been complied with on the plans. I don't believe there is anything that we cannot comply with. We have asked for relief in regards to the landscape plan according to Section 200-107.B.2 regarding the review by the BoS taking into consideration existing landscaping and existing woodlands that are on the site which has been discussed before. A response to the engineer's letter is that we did, per the PC recommendation, add nine (9) additional trees along the eastern property line to enhance the buffer that exists there now. Discussion started in regards to the engineer's letter and the applicant's response to the letter. Jeff Burrell is asking for feedback from the PC in regards to the watershed delineation plan and the comments and how they should be addressed. In regards to parking areas, parking areas will be paved, the accesses, down below the new driveway and to the rear of the property will remain gravel. To allow for good delineation for landscaping lines, accessibility we are going to pave the parking areas, spaces (15 spaces and 6 spaces and the new driveway to a point as shown on the plan). Landscaping was discussed as to how it was determined that nine (9) pine trees for the area. They were spaced evenly so they would be kind of close together and provide a good barrier. Discussion of the review letter continued. There are no wetlands on the site. In regards to stormwater management, all items have been complied with or the revised plan will show additional details to clarify what has been designed and how it is going to be built. As to the site drainage comment b. in the letter, it is being contemplated asking for a waiver in regards to 15" versus 6" diameter PVC. Discussion continued. Jeff Burrell requested that the PC recommend that a preliminary/final be granted conditioned upon MacCombie's letter. It was noted that the PC can make a recommendation to the BoS for preliminary/final only.

In regards to the landscaping and the letter received from the neighbors, it was thought that you were willing to comply. Jeff Burrell responded it is the nine (9) additional trees where we came down along the side per the PC's recommendation. The landscape review noted a need for a 20' buffer and it was requested to cut back the paving. It was explained that this was done in an area (as shown on plan). The property owned by the neighbor is open field. Discussion continued in regards to the landscape review letter. The plan that is being shown to the PC now is not the plan reviewed. This plan has not been submitted. There are two items noted in the landscaping review letter that a waiver will be requested – existing vegetation information and specimen vegetation. John Conti motioned to recommend that the Preliminary Land Development of Jelke's Fabrication Company be tabled until a clear letter and all items are addressed in MacCombie's letter of August 8, 2007 to his satisfaction and the landscape plan review are addressed to their satisfaction. Steve Jakatt seconded the motion. All members in attendance voted aye.

New Business

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 Wednesday, November 11, 2007. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. All members in attendance voted aye.

Sketch Plan Submissions

Sketch Plan for Herbert J. & Helen M. Mosteller, 4-Lot Subdivision located on Hibernia and Telegraph Roads. Amy Micka with Lake, Roeder Hillard & Associates, Berger & Hayes was in attendance. The plans are for a 4-lot residential subdivision near the intersection of Telegraph and Hibernia Roads. The total tract area is roughly 13 ½ acres. We are looking to have a shared driveway along Telegraph Road, which will service 2 lots and another shared driveway that is going to service two lots (as shown on plans). John Conti asked if there was anything existing on the site now? There are no existing buildings. It is an existing lot in this configuration not being parceled off from a large lot. There will be an equal land swap along Telegraph Road with this lot here (as shown on plan). Useable space outside of the right of way equal to useable space that will be added to the Mosteller property.

Chuck Dobson stated that it looked like you have a hat pattern shown on the northern boundary. Is that delineated wetlands? It is not delineated yet. There are soil types in there. We will be completing a soil study on Lot 1 to verify the soils. Is the location of the driveway on Lot 1 predicated by sight distance off of Hibernia Road? Yes and the soils. To put it closer to the stream would improve sight distance slightly, but proximity to the stream...there is a stream right near the property line (shown on plan). There is not a flood plain according to the PHEMA Flood Insurance Rate Map, there isn't a flood plain associated with the stream. The west branch of Brandywine Creek is right in here (as shown on map) and there is a flood plain associated with that, but the flood plain is completely off of the property. It was asked what is the soil type there. Where you were trying to stay away from, there is a stream there. It is a Worsham soil covering this entire area (as shown). We are doing soil testing to verify. Cutting the lot in half is unfortunate. John Cassels asked about plans for Lot 4. As shown on the map, this area is all of Lot 4. Lot requires frontage on Hibernia. Discussion continued regarding the location of shared driveways for the lots.

John Cassels began to discuss the Comprehension Plan updated in 2005 and the Community Trails Concept Map and the potential riparian type of trail in regards to the sketch plan of the Mosteller property.

Chuck Dobson asked relative to Lot 1, the driveway is bisecting a lot because of the presence of the stream and also the location of the hydric soils and I see that the house is placed just to the southwest of the hydric soil line. Seeing this is going to be an on lot sewage area, I think you are going to run into some difficulties, not impossibilities, relative to securing not only the primary system on lot lab but DEP looks at the lot and sees that the area net of the hydric soils is less than one acre, they more than likely going to ask you for a back up system as well. The location of, you seem to have enough width along the front, but it narrows down very quickly about half way down the lot and you only got a strip that's probably about 40 feet wide going back to where it intersects with Lot 4 to the northwest. You might want to look at that. I assume you are going to be doing some field tests to try to move that hydric line back down towards the stream. I would caution you, be aware, that is often times an issue and you have the Worsham abuts a Glenelg, which is a finicky soil keep that in mind. There have been no perc tests. No test holes. John Cassels suggested taking Lot 1 and move it over to that far northeastern corner and just have lot 4 take up this whole portion (as shown) then you wouldn't have common drives, they both would have frontage. I think you will have better chance of moving that Glenelg line towards the stream then you will the worsham line towards the stream. I think this is a good suggestion. Elevation levels are effectively the same; it is the difference of a few feet. You have a lot more room to work with than you could actually bias this toward the northeastern side.

Conditional Use Hearing Submission

Application for Conditional Use filed by Praise Fellowship Church to Connect to Public Water Supply. Applicant seeks conditional use approval pursuant to Section 200-195.B(2)(a) of the West Brandywine Township Zoning Ordinance in order to connect proposed church to an existing public water line on Hunter Drive. Applicant is seeking the Planning Commission's recommendation for this conditional use. Kristin S. Camp, Esquire, Bruce Mulberry, Associate Pastor and Dave Sanders, PE, from D L Howell & Associates were in attendance. The maximum seating capacity of the main worship hall will be 501 seats and we are bound by that number by the Zoning Board granted variances that were needed for the lot area and parking. The proposal has always been to provide public water to the church and that is what we had presented to the Zoning Hearing Board and has always been the thought process. There is currently a barn and house on the property that is serviced by a well. The size of the church and the building code requirements having to provide sprinkler system, it would be very difficult to have an on lot water system. The proposal is to have a water main

extension from a residential street, which is approximately 1,100 feet away on Horseshoe Pike to tie into an 8" water main on Hunter Drive. Your ordinance requires conditional use approval to be able to extend public water to properties that are not within the public water overlay district. This property is not within that district. Hence, we are here this evening to show you the plans. It is pretty much a sketch plan at this point. More detailed engineering plans will have to be submitted to the water company. We will have to comply to all the water company specifications. We are asking for the PC recommendation to the BoS that they grant a conditional use to allow this property to be serviced by public water. Steve Jakatt asked if there was a copy of a letter from Aqua America. A copy was given to the PC members. We will follow up to have more details regarding the fire code and building code requirements would be for the amount of pressure to present to the BoS. It shouldn't be a problem to have adequate pressure from the waterline. Dave Sanders stated that he spoke to Gary Moore at Aqua Pennsylvania and they said the water line on Hunter Drive has pretty good pressure and that would be a good one to tie into. The existing well would continue to service just the home. The proposal is not to connect the existing home into the public water. Chuck Dobson asked why. They would have to run the pipe further down. Discussion continued regarding the laterals. The church must use an approved contractor. Aqua provides a list of approved contractors and the church must retain and pay for that contractor to run the pipe. There is no pipe in front of the church. The pipe is located on Hunter Drive. Ron Rambo stated that the church is asking the PC to recommend to the BoS to schedule a hearing. John Conti motioned to recommend to the BoS schedule a hearing to approve the church to be serviced by public water. John Cassels seconded the motion. All members in attendance voted aye.

Joan Thompson asked if the fire pressure system will need apump. The response was pressure tests will be done.

General Discussion by Planning Commission

The November and December meeting scheduled was discussed. The November meeting will be scheduled for Tuesday, November 20, 2007 and the December meeting will be scheduled for Tuesday, December 18, 2007.

Meeting Reminders

Open Space Review Board will meet September 13, 2007. The Brandywine Conservancy confirmed that they would send a couple of people.

Adjournment

At 9:17 p.m. Steve Jakatt motioned to adjourn the meeting. Chuck Dobson seconded the motion. All members in attendance voted aye.

Donna M. Jones
Planning Commission Secretary