

Planning Commission Meeting Minutes

Thursday, July 26, 2012

The West Brandywine Township Planning Commission meeting of July 26, 2012 was called to order at 7:30pm by Chairman Jakatt. Members in attendance were John Cassels, Jr., Chuck Dobson, Anita Ferenz, Steven Jakatt and Bob Schini.

Action on Minutes of Previous Meeting

The June 28, 2012 minutes were presented for approval. The minutes were accepted unanimously by the Commission on a motion by Chuck Dobson and a second by Anita Ferenz.

Correspondence / Communications (developer related)

The Commission acknowledged receipt of various correspondence. These are to be addressed as related plans are discussed.

Public Comment (by individuals asking to be put on agenda)

None

Old Business

Brandywine Meadows (GenTerra Corporation), 49-lot Preliminary Subdivision Plan (BM-GC/07/27/06PSP) originally prepared by Bursich Associates, Inc., located on the north side of Highspire Road; now prepared by dH Enterprises. Clock started on Thursday, July 27, 2006 and continues until Friday, September 21, 2012. Mr. Robert Smiley and his Engineer were present on behalf of the applicant to go over the Township Engineer's review letter dated July 19, 2012. R. Smiley advised the Planning Commission that all items noted in the Engineer's letter have been addressed or will be addressed under the Final Plan submission. Discussions ensued with regard to the waivers being requested and it was noted that the Township Engineer saw no issues with the requested waivers. Chuck Dobson motioned to support the waiver requests to the Board of Supervisors followed by a second by Bob Schini with all Commission members voting in favor of the Board of Supervisors granting the waiver requests. Noting that only minor issues remain, of which will be addressed under the Final Plan Submission, Chuck Dobson motioned to grant "conditioned preliminary approval" to plan followed by a second by John Cassels, Jr. and all Commissions members voting aye to grant "conditioned preliminary approval". The "conditions" involved the Board of Supervisors granting the waiver requests, addressing the outstanding Township Engineer's comments in the Final Plan Submission,

addressing any and all outside agency reviews prior to Final Plan approval and addressing the WBTMA Sewer Capacity Reservation requirements prior to the Final Plan Submission.

Hammell-O'Donnell Business Park, Preliminary Subdivision and Land Development Plan (HAM-ODON061109PSLDP), located along Chestnut Tree Road, north of the intersection with Route 322, West Nantmeal and West Brandywine Townships, prepared by Commonwealth Engineers, Inc. Clock started on Thursday, June 25, 2009 and continues until Friday, October 5, 2012. No one from the applicant was present to discuss the plan. No Commission discussion of plan took place. A motion was made by Chuck Dobson to table the plan with a second by Anita Ferenz. No addition discussion ensued and the Commission passed the motion to table the plan unanimously.

New Business

Sheila Fleming of the Brandywine Conservancy was present to discuss the Brandywine Creek Greenway Project. Ms. Fleming did a 20 minute presentation to the Commission utilizing her computer program. A question and answer period ensued between Commission members and Ms. Fleming. At the end of the presentation, Commission members noted that they could support the Project.

Baker's Ridge Property- 5 Lot Preliminary Subdivision Plan (BRP-07-26-12-5LPSP), located at the intersection of Baker and Hurley Roads, Chester County, PA prepared by InLand Design, LLC, Charles A. Donson, P.E.. Clock starts on Thursday, July 26, 2012 and runs until Tuesday, October 23, 2012. Chuck Dobson stepped down as a Planning Commission member and presented the remaining members with the proposed 5 Lot Preliminary Plan. It depicted 5 lots with one lot to have the existing historic house and springhouse located on it. Discussion ensued throughout the presentation between members and Chuck Dobson. Upon completion of the presentation, John Cassels motioned to table the plan followed by a second by Bob Schini. No additional discussions ensued with all members remaining at the table voting aye to table the plan.

Conditional Use Hearing Submission

None

Public Comment (by individuals not requesting to be on agenda)

None

General Discussion

A brief discussion of the ACT 167 Model Ordinance took place with members noting that comments were to be received by the Township so that the Township could forward a consolidated list of questions before August 31, 2012. The Planning Commission Secretary will send the ACT 167 website information to the PC.

Meeting Reminders

Mr. Jakatt read dates of upcoming Township meetings

Adjournment

John Cassels moved to adjourn at 9:25pm; Chuck Dobson seconded the motion which passed unanimously.

Ronald A. Rambo, Jr., Planning Commission Secretary