

## **Planning Commission Meeting Thursday, April 28, 2011 Minutes**

The West Brandywine Township Planning Commission meeting of April 28, 2011 was called to order at 7:32 p.m., by Steve Jakatt, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Kim Hoopes, Steve Jakatt and Bob Schini.

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

The March 24, 2011 minutes were presented for approval. Kim Hoopes motioned to accept the minutes with Bob Schini 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)

It was noted that Alyson Zarro, Esquire was to have been present to discuss the proposed amendments to the signage language of the Township's Zoning Ordinance. However, she had contacted the Township office to request that this appear on the May 2011 meeting agenda of the planning commission.

### **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, June 17, 2011. There was no one present to discuss the plans. Kim Hoopes motioned to table the plan with John Cassels seconding the motion. There were no additional questions or comments. All members present voted aye to table the plan (4-0).

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. John Cassels motioned to reject the plan based on the Township's Engineer's latest review letter unless a letter of extension was received by the Township followed by a second by Kim Hoopes. There were no additional questions or comments. All members in attendance voted aye to reject the plan (4-0). The Planning Commission Secretary was requested to have the latest review letter of the Township Engineer available to read at the upcoming Board of Supervisors meeting as it pertained to the rejection of the plan should a letter of extension not be received.

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 Tuesday, May 19, 2011. There was no one present to discuss the plans. It was noted that a time clock issues exists and that a letter of extension had been received on behalf of Pulte Homes of PA. Kim Hoopes motioned to recommend acceptance of the letter of extension to the Board of Supervisors followed by a second by Bob Schini with all members voting aye (4-0).

With that, Kim Hoopes motioned to table the plan, followed by a second by John Cassels. Being no other comments or discussion, all members in attendance voted aye to table the plan (4-0).

Aqua Pennsylvania, Inc., water tanks placement, Preliminary/Final Subdivision and Land Development Plans (API-03-21-11P/FSLP) located on Horseshoe Pike in the R-2 zoning district, prepared by Gannett Fleming. Clock starts on Thursday, March 24, 2011 and runs until Tuesday, June 21, 2011. Representatives of Aqua Pennsylvania, Gannett Fleming and Riley, Riper, Hollin & Colagreco were present to talk to the planning commission with regard to the project. The plans were reviewed, along with the exhibits of which included a pictorial of what was being presented and what the tanks would look like on the parcel and in the area. Discussion ensued with regard to screening and buffering of the project between those present. Kim Hoopes motioned to table the plans followed by a second by John Cassels. Being no other comments or discussions, all members voted aye to table the plans (4-0).

#### **New Business**

Michael R. and Mary Ann Hughes, Preliminary/Final Land Development Plans (MRH-04-28-11P/FLDP) located on Horseshoe Pike in the RMU Zoning District, prepared by DL Howell. Clark starts on Thursday April 28, 2011 and runs until Wednesday, July 27, 2011. Dr. Hughes and his Engineer were present to briefly explain the plan to the Planning Commission. Being that no reviews had been received, John Cassels motioned to table the plan, followed by a second by Kim Hoopes. Being no other comments or discussions, all members voted aye to table the plans (4-0).

#### **Conditional Use Hearing Submission**

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

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

John Cassels discussed his concerns on the upcoming CUH for the Hide-Away Farmette Lot and noted that the people whom have moved into the area were to see a farmette and not a converted barn and machine shop. He suggested that members of the Planning Commission attend the hearing.

#### **Meeting Reminders**

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

#### **Adjournment**

At 8:13 p.m. John Cassels motioned to adjourn the meeting. Kim Hoopes seconded the motion. All members in attendance voted aye to adjourn (4-0).

Ronald A. Rambo, Jr.  
Planning Commission Secretary