

Planning Commission Meeting Minutes

Tuesday, December 18, 2012

The West Brandywine Township Planning Commission meeting of December 18, 2012 was called to order at 7:41pm by Chairman Jakatt. Members in attendance were John Cassels, Jr., John Conti, Anita Ferez and Steven Jakatt.

Action on Minutes of Previous Meeting

The November 20, 2012 minutes were presented for approval. John Cassels motioned to accept the minutes followed by a second by Anita Ferez. The minutes were approved 4-0.

Correspondence / Communications (developer related)

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

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

Old Business

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 Thursday, March 7, 2013. No one from the applicant was present to discuss the plan. No Commission discussion of plan took place. A motion was made by John Cassels to table the plan with a second by Anita Ferez. Being no additional discussion, the Commission passed the motion to table the plan unanimously (4-0).

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. Dobson, P.E. Clock starts on Thursday, July 26, 2012 and runs until Friday, January 25, 2013. No one from the applicant was present to discuss the plan and no Commission discussion of the plan took place. In as much as the time clock for the review of the plan ran out prior to the next meeting, John Cassels motioned to reject the plan based on the Township Engineer's latest review letter, sighting various sections of the Township's code in which the plan has not addressed, unless a letter of extension was received from the applicant. John Conti seconded

the motion. No additional discussions ensued with all members voting aye to table the plan (4-0).

Bridal Barn at the Brandywine Manor House Final Land Development Plan, (BB/BMH/GE/11-12-15FP), located on Germany Hollow Road, Chester County, PA prepared by E. B. Walsh & Associates, Inc., Edward Barron Walsh, P.E. Clock starts on Tuesday, November 20, 2012 and runs until Sunday, February 17, 2013. No one from the applicant was present to discuss the plan. The Planning Commission noted receipt of the Township Engineer's review letter for the plan and that the plan itself depicted the utilization of the barn from the Bentley Project on Horseshoe Pike. No Planning Commission discussion took place. John Conti motioned to table the plan followed by a second by Anita Ferenz. No additional discussions ensued with all members voting aye to table the plan (4-0).

Castaldi Family Limited Partnership, 41 lot Preliminary Subdivision Plan (CFLP/EBW/11-16-12PP), located on the south side of Beaver Creek Road between Manor Road and Swinehart Road, Chester County, PA prepared by E. B. Walsh & Associates, Inc., Adam J. Brower, P.E. Clock starts on Tuesday, November 20, 2012 and runs until Sunday, February 17, 2013. Members of the Castaldi Family were in attendance at the meeting along with their Engineer to address questions. The Planning Commission noted receipt of the Township Engineer's review letter and that some members had performed a walk-through of the property on Saturday, December 1, 2012. General discussions ensued between the Planning Commission and the Engineer for the project. Discussion on the ownership and maintenance responsibility of the trail network took place as well as landscaping requirements for the project. It was noted that revised plans would be prepared and re-submitted to the Township for review. Jeff Miller was in the process of addressing the Planning Module for the project and would be submitting it to the Township. Anita Ferenz motioned to table the plan followed by a second by John Cassels. No additional discussions ensued with all members voting aye to table the plan (4-0).

Conditional Use Hearing Submission

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

None

General Discussion

Meeting Reminders

Mr. Jakatt read dates of upcoming Township meetings

Adjournment

John Conti moved to adjourn at 8:10 p.m. with John Cassels seconding the motion which passed unanimously (4-0).

Ronald A. Rambo, Jr., Planning Commission Secretary