

Planning Commission Meeting Thursday, February 24, 2011 Minutes

The West Brandywine Township Planning Commission meeting of February 24, 2011 was called to order at 7:46 p.m., by Steve Jakatt, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Steve Jakatt and Bob Schini. Kim Hoopes arrived at 7:55 p.m.

Action on Minutes of Previous Meetings

The acceptance of the January 27 organizational and regular meeting minutes were presented. John Cassels 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)

No one requested to be on the agenda this evening.

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 Sunday, March 26, 2011. There was no one present to discuss the plans. Bob Schini motioned to reject the plan based on the Township Engineer's latest review letter unless a letter of extension was received and accepted by the Board of Supervisors. John Cassels seconded the motion. There were no additional questions or comments. All members present voted aye to table the plan (4-0). The Planning Commission Secretary was requested to pull the latest review letter from the files and present it to the Board of Supervisors at their upcoming meeting,

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 Sunday, April 10, 2011. There was no one present to discuss the plans. John Cassels motioned to table the plan followed by a second by Anita Ferenz. There were no additional questions or comments. All members present voted aye to table (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. Bob Schini motioned to table the plan followed by a second by Anita Ferenz. There were no additional questions or comments. All members in attendance voted aye to table the plan (4-0).

North Brandywine Middle School, Final Land Development Plan (01-2010-NBMS), located on Reeceville Road in Caln and West Brandywine Township's (parking, stormwater facilities and sport fields in WBT), prepared by

Kurowski & Wilson, LLC on behalf of the CASD. Clock starts on Thursday, January 28, 2010 and runs until Thursday, April 28, 2011. Mark Kurowski of Kurowski & Wilson, LLC and Bill Androwick of the CASD were in attendance to discuss the plans. The final comments of the Caln Township and West Brandywine Township Engineer's, along with the review letter of Stan Stubbe, Township lighting consultant, were addressed for the Planning Commission. It was noted that the Township Engineer supported a "conditioned" approval is his most recent review and that Stan Stubbe's comments had been addressed by K & W. Two waivers were being requested by the School District, the first was the utilization of surveying information greater than 5 years of age and the second was the need to establish an escrow for the construction of the athletic fields depicted on the plans. The Planning Commission supported both waivers and would recommend to the Board of Supervisors that they be granted. Mark Kurowski was requested to put the waiver requests in writing for presentation to the Board of Supervisors. John Cassels motioned to grant "conditioned" final approval based on addressing all outside agency reviews and the Board granting the requested waivers. Bob Schini seconded the motion. Being no other comments or discussions, all members in attendance voted aye to grant "conditioned final approval of the plan (5-0).

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, April 19, 2011. There was no one present to discuss the plans. Anita Ferez motioned to table the plan, followed by a second by Kim Hoopes. Being no other comments or discussion, all members in attendance voted aye to table the plan (5-0).

New Business

No new business this evening.

Conditional Use Hearing Submission

No new business.

Public Comments (individuals not requesting to be on agenda)

A graduate student from West Chester University was in attendance as part of her Urban Planning class. She noted that she was a resident of the Township and lived in Landmark Farms and that George Fasic, once the Director of the CCPC, is her Professor. She was welcomed by the Planning Commission. Each member than gave her s short bio of themselves and how they got involved. She was invited to attend future meetings of the both the Planning Commission and Board of Supervisors.

General Discussion by Planning Commission (as needed)

The Planning Commission Secretary gave an update on the proposed Zoning Ordinance amendment pertaining to the signage language as being prepared by Alyson Zarro, Esquire on behalf of Pulte Homes. It was noted that they would be in attendance at the next PC meeting to discuss the proposed language changes.

A brief discussion took place with regard to the AQUA PA proposed tank project that will be presented to the Board of Supervisors on Thursday, March 3, 2011.

Meeting Reminders

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

Adjournment

At 8:37 p.m. Anita Ferez motioned to adjourn the meeting. John Cassels seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Planning Commission Secretary