

Planning Commission Meeting Thursday, January 27, 2011 Minutes

The West Brandywine Township Planning Commission meeting of January 27, 2011 was called to order at 7:42 p.m., by Steve Jakatt, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Kim Hoopes, Steve Jakatt and Bob Schini.

Action on Minutes of Previous Meetings

The acceptance of the December 21, 2010 minutes was presented. 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)

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. Chuck Dobson motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members present voted aye to table the plan.

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. Bob Schini motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members present voted aye to table.

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. Chuck Dobson motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members in attendance voted aye to table the plan.

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. Doug Parkins of Kurowski & Wilson, LLC was in attendance to discuss the plans. The final comments of the Caln Township and West Brandywine Township Engineer's were being addressed. Chuck

Dobson motioned to table the plans followed by a second by Kim Hoopes. Being no other comments or discussions, all members in attendance voted aye to table the plan.

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 Friday, February 18, 2011. There was no one present to discuss the plans. Bob Schini noted that a letter of extension was needed and that one had been received and recommended that the Board of Supervisors accept said letter. Anita Ferenze seconded the motion with the Planning Commission board recommending acceptance of the letter of extension by the Board of Supervisors. Chuck Dobson then motioned to table the plan, followed by a second by Anita Ferenz. Being no other comments or discussion, all members in attendance voted aye to table the plan.

New Business

No new business this evening.

Conditional Use Hearing Submission

Carol Forrell was present to discuss her Major Home Occupation planned for 1596 Horseshoe Pike, Glenmoore, PA. Steve Jakatt noted at the onset of discussions that he was requisiting himself as Ms Forrell was his accountant. Ms. Forrell explained to the Board her intension to operate an accounting business from the location. After some brief discussions by the Planning Commission, Chuck Dobson recommended that the Board of Supervisors establish a public hearing date for the application followed by a second by Bob Schini. All Planning Commission members, except that of Steve Jakatt, voted in favor of a hearing date being established.

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Meeting Reminders

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

Adjournment

At 8:15 p.m. Chuck Dobson 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