

**Planning Commission Meeting
Thursday, July 28, 2011 Minutes**

The West Brandywine Township Planning Commission meeting of July 28, 2011 was called to order at 7:30 p.m., by Steve Jakatt, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Chuck Dobson, Anita Ferenz, Kim Hoopes, Bob Schini and Steve Jakatt.

Action on Minutes of Previous Meetings

The June 23, 2011 minutes were presented for approval. John Cassels motioned to accept the minutes with Kim Hoopes 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)

Alyson Zarro, Esquire, representing Pulte Homes of PA, was present to discuss the proposed amendments to the signage language of the Township's Zoning Ordinance. Ms. Zarro reviewed the proposed language with the members of the Planning Commission and addressed the questions of that the Commission had. Ms. Zarro was requested to amend the part of the language with regard to the size of a sign as it pertained to the allowable height. With no other questions, a motion to recommend that the Board of Supervisors move forward with the proposed signage amendments was made by Chuck Dobson and seconded by Anita Ferenz. The Planning Commission voted 7-0 recommending that the Board of Supervisors move forward with the advertisement to hold a public hearing for the proposed signage amendments. This recommendation will be put forth by the Planning Commission Secretary to the Board of Supervisors.

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, September 16, 2011. There was no one present to discuss the plans. John Conti motioned to table the plan with Anita Ferenz seconding the motion. There were no additional questions or comments. All members present voted aye to table the plan (7-0).

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 Sunday, August 21, 2011. There was no one present to discuss the plans. It was noted that a letter of extension is required prior to the next meeting of the Planning Commission. Anita Ferenz motioned to reject the Plan based on the Township Engineer's latest review letter unless a letter of extension was received by the Board of Supervisors prior to August 21, 2011 and accepted. John Conti seconded the motion with a 7-0 vote taken to reject the plan unless an extension letter was received and accepted. The Planning Commission Secretary was requested to pull out the latest review letter of the Township Engineer so that the Board of Supervisors could send the appropriate rejection letter should a letter of extension not be received by the Township.

Pulte Homes of PA, Del Webb at Applecross Phase II to IV, 305 units, Preliminary/Final 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. Alyson Zarro, Esquire was present to discuss the plans with the Planning Commission. After some brief discussion, Chuck Dobson motioned to recommend “conditioned” preliminary/final approval to the plans, followed by a second by John Conti. The “conditions” were as follows; the need to address any remaining outside agency reviews, the requirement to obtain all necessary outside agency permits, obtain the necessary approval of the public improvement escrow amounts, establish all necessary public improvement escrows and inspection escrows, provide seven complete sets of plans for signing and recording, record the approved plans at the Chester County Recorder of Deeds, submit all necessary monetary contributions to the Township at plan signing, dedicate to the Township at plan signing the required open space noted on the plans and the return of a set of recorded plans to the Township office for its files. Being no other comments or discussions, all members in attendance voted aye to recommend “conditioned” final approval of the plans to the Board of Supervisors (7-0).

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 Tuesday, October 25, 2011. Dr. Hughes and his Engineer were present to address the review letters and to note that they are addressing the remaining issues. John Cassels motioned to recommend that the Board of Supervisors grant “conditioned” final approval to the plans followed by a second by John Conti. The “conditions” of approval were as follows: the obtaining of all outside agency review letters, obtaining the approved escrow amounts for the public improvements, establishing all necessary public improvement escrows and inspections escrows, the providing of seven complete sets of plans for signing and recording and the return of one set of recorded plans to the Township office. Being no further comments or discussions, all Board members voted in favor of recommending a “conditioned” final approval to the Board of Supervisors (7-0).

New Business

Andy Eberwein of E. B. Walsh & Associates was present on behalf of George Harlan to present the Planning Commission with a sketch plan of the previously approved Brandywine View Subdivision Plans to depict a plan showing less lots and no public roadway. After some brief discussions with Mr. Eberwein, the Planning Commission noted that they would support a plan depicting a common driveway for two interior flag lots rather than two single driveways. Mr. Eberwein noted that he would prepare plans for submission to the Township based on the Planning Commission’s recommendations.

Conditional Use Hearing Submission

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 8:34 p.m. Chuck Dobson motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye to adjourn (7-0).