

Planning Commission Meeting Thursday, June 23, 2011 Minutes

The West Brandywine Township Planning Commission meeting of June 23, 2011 was called to order at 7:33 p.m., by John Conti, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Anita Ferenz, Kim Hoopes and Bob Schini.

Action on Minutes of Previous Meetings

The May 26, 2011 minutes were presented for approval. Kim Hoopes motioned to accept the minutes with Anita Ferenz 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 July 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, September 16, 2011. There was no one present to discuss the plans. Kim Hoopes 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 (5-0).

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. Kim Hoopes motioned to table the plan followed by a second by Robert Schini. There were no additional questions or comments. All members in attendance voted aye to table 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, May 19, 2011. There was no one present to discuss the plans. John Cassels 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).

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 Friday, July 22, 2011. It was noted that should a "conditioned approval" not be received, a letter of extension would be needed. Representatives of Aqua Pennsylvania, Gannett Fleming and Riley, Riper, Hollin & Colagreco were present to talk to the planning commission with regard to the

project. Following a brief discussion, Anita Ferenz motioned to grant a “Conditioned Final Approval” with Bob Schini seconding the motion. The “Conditions” were as follows: the issuance of a favorable Opinion and Order with regard to the Conditional Use Application before the Board of Supervisors for the tank placements, the addressing of all outside agency and other governmental review letters, the obtaining of all outside agency permits, the establishment of all necessary public improvement and inspection escrows and the recording of the plans upon obtaining the necessary signatures. Subdivision waivers requested, except that of the establishment of public improvement escrows, were also recommended and were to be placed on the plans. Being no other comments or discussions, all members voted aye to table the plans (5-0).

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 Wednesday, July 27, 2011. Dr. Hughes and his Engineer were present to address all outstanding reviews and to state that they would address all outstanding issues. It was noted that a letter of extension would be needed. Dr. Hughes Engineer presented the Planning Commission with a letter of extension. John Cassels motioned to recommend that the Board of Supervisors accept the letter of extension followed by a second by Anita Ferenz. All Board members voted in favor the recommending the acceptance of the letter of extension (5-0). With that, John Cassels motioned to table the plan, followed by a second by Anita Ferenz. Being no other comments or discussions, all members voted aye to table the plans (5-0).

New Business

Conditional Use Hearing Submission

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

John Cassels suggested that the Planning Commission invite the Supervisor elect (William Webb) to a meeting to have general discussions with him and to ask him questions with regards to how he sees the Township moving forward. After some brief discussions, it was left open as to whether the Planning Commission would invite him to a meeting.

Meeting Reminders

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

Adjournment

At 8:52 p.m. Anita Ferenz motioned to adjourn the meeting. John Cassels seconded the motion. All members in attendance voted aye to adjourn (5-0).

Ronald A. Rambo, Jr.
Planning Commission Secretary