

Planning Commission Meeting Thursday, March 24, 2011 Minutes

The West Brandywine Township Planning Commission meeting of March 24, 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, Steve Jakatt and Bob Schini.

Action on Minutes of Previous Meetings

The February 24, 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 April 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, June 17, 2011. There was no one present to discuss the plans. Chuck Dobson 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).

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. Noting that there was a time clock issue, Chuck Dobson motioned to reject the plan based on the latest review letter of the Township Engineer, January of 2010, (the Planning Commission Secretary was requested to include the date of the letter when providing its recommendation to the Board of Supervisors along with the sections of the Township Code's the plan did not meet so that they could properly reject the plan) followed by a second by Kim Hoopes. There were no additional questions or comments. All members present voted aye to reject 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 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 Anita Ferenz. There were no additional questions or comments. All members in attendance voted aye to table the plan (7-0).

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. A representative of Kurowski & Wilson, LLC and the CASD were in attendance to discuss the plans and note that they were continuing in their efforts to address the final comments of the Caln Township and West Brandywine Township Engineer, along with the review letter of Stan Stubbe. The Commission noted that they had provided the Board of Supervisors with a "conditioned" final approval based on addressing all outside agency reviews at their meeting of February 24, 2011. Seeing that a time clock issue may exist, the Township Manager, whom also serves as the Planning Commission Secretary, noted that the Board of Supervisors had not granted the CASD with a "conditioned" final approval and recommended that the Planning Commission support a letter of extension from the CASD as they address issues of the Board of Supervisors. Bob Schini recommended that the Planning Commission support the letter of extension and also recommended the tabling of the plan while outstanding issues are addressed by the CASD. Chuck Dobson seconded the motion. Being no other comments or discussions, all members in attendance voted aye to both recommendations (7-0). The Planning Commission Secretary noted that this usually does not occur, however, it was addressed in the interest of all parties.

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. It was noted that a time clock issues exists and that a letter of extension had been received on behalf of Pulte Homes of PA. John Cassels motioned to recommend acceptance of the letter of extension to the Board of Supervisors followed by a second by Anita Ferenz with all members voting aye (7-0). With that, John Cassel 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 (7-0).

New Business

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 Tuesday, June 21, 2011. Representatives of Aqua Pennsylvania, Gannett Fleming and Riley, Riper, Hollin & Colagreco were present to talk to the planning commission with regard to the project. The plans were reviewed, along with the exhibits of which included a pictorial of what was being presented and what the tanks would look like on the parcel and in the area. Discussion ensued with regard to screening and buffering of the project between those present. With no reviews from the Township Engineer or outside agencies, Chuck Dobson motioned to table the plans followed by a second by John Cassels. Being no other comments or discussions, all members voted aye to table the plans (7-0).

Conditional Use Hearing Submission

Denise Yarnoff, Esquire of Riley, Riper, Hollin & Colagreco was present to present the AQUA Pennsylvania, Inc. Conditional Use Application to the Planning Commission. It was noted that the information being presented was similar to that previously discussed under new business. John Cassels motioned to have the Planning Commission recommend to the Board of Supervisors that a public hearing be scheduled for the Application followed by a second by Chuck Dobson. It was noted that the Applicant should look as to whether a Section 106 Study be necessary with regard to historic issues. Being no further comments or discussions, all members voted aye to recommend a hearing be scheduled (7-0).

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 8:39 p.m. Chuck Dobson motioned to adjourn the meeting. Anita Ferenz seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Planning Commission Secretary

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