

Planning Commission Meeting Thursday, May 24, 2012 Minutes

The West Brandywine Township Planning Commission meeting of May 24, 2012 was called to order at 7:30 p.m., by Steve Jakatt. Members in attendance were John Cassels, Kim Hoopes, Bob Schini and Steve Jakatt. John Conti arrived at 7:38 p.m.

Action on Minutes of Previous Meetings

The April 26, 2012 meeting minutes were presented for approval. Kim Hoopes motioned to accept the April meeting minutes with Bob Schini seconding the motion. All members present voted in favor of the motion to accept the minutes (4-0).

Correspondence/Communications (developer related)

The PC noted that they were in receipt of various pieces of correspondence and that they would address them throughout the meeting.

Public Comments (Individuals requesting to be put on the agenda)

No one present to present anything to the PC.

Old Business

Brandywine Meadows (GenTerra Corporation), 49-lot Preliminary Subdivision Plan (BM-GC/07/27/06PSP) originally prepared by Bursich Associates, Inc. located on the north side of Highspire Road and now under the preparation of dH Enterprises. Clock starts on Thursday, July 27, 2006 and continues until Friday, June 22, 2012. Robert Smiley was present to update the Planning Commission on the plan. He noted that he and their Engineer were working with the Township Engineer to address the outstanding comments of the recent review letter. Mr. Smiley also submitted a letter of extension to the Planning Commission of which the Planning Commission acknowledged receipt of and support to the Board of Supervisors for their acceptance. There were no additional questions or comments. Bob Schini motioned to table the plan followed by a second by John Cassels. All members present voted aye to table the plan (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 Wednesday, July 4, 2012. There was no one present to discuss the plans. In as much as a letter of extension is required, John Cassels motioned to reject the plan unless a letter of extension was granted followed by a second by Bob Schini. There were no additional questions or comments. The Planning Commission requested the Planning Commission Secretary to research the most recent Engineer's review letter in order to write the rejection letter should a letter of extension not be received. All members present voted aye to reject the plans unless a letter of extension was received (5-0).

Ted/Dawn Knepp, Preliminary/Final Subdivision Plan- (T/DK-04/26/12-P/F), 2 lots. Located at 1642 Horseshoe Pike, Glenmoore, PA 19343, prepared by D.L. Howell & Associates, Inc. Clock starts on Thursday, April 26, 2012 and continues until Tuesday, July 24, 2012. Ted and Dawn Knepp were present with their Engineer, Joe Rosella to discuss the plans. The PC discussed the plan with the Knepp's and Mr. Rosella and saw no issues with what they were doing. The Engineer noted that he had talked with the Township Engineer and had addressed all of the comments of the Township Engineer. The only outstanding issue was the requirement of PADEP to submit

a full-blown Planning Module. The Planning Commission Secretary noted he would contact PADEP to ensure what was being required since the site currently has two wells and two approved sewer systems by the Chester County Health Department. The Planning Commission was also presented with a waiver request to support in which not to require the paving of the common portion of the shared driveway. John Conti motioned to support the waiver request to the Board of Supervisors followed by a second by Kim Hoopes. All members voted to support the waiver request (5-0). John Cassels than motioned to grant “conditioned preliminary/final approval” based on addressing the Township Engineer’s review comments and obtaining all outside agency approvals. John Conti seconded the motion. A brief discussion ensued that the Planning Commission usually does not grant “conditioned approval”, however, in this instance the remaining issues to address were minor in nature. There were no additional questions or comments. All members present voted aye to grant “conditioned preliminary/final approval” 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)

Meeting Reminders

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

Adjournment

At 8:00 p.m. John Conti motioned to adjourn the meeting. Bob Schini seconded the motion. All members in attendance voted aye to adjourn (5-0).

Ronald A. Rambo, Jr.
Planning Commission Secretary