

Planning Commission Meeting Thursday, May 26, 2011 Minutes

The West Brandywine Township Planning Commission meeting of May 26, 2011 was called to order at 7:32 p.m., by Chuck Dobson, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Kim Hoopes and Bob Schini. Steve Jakatt arrived at the meeting at 7:58 p.m.

Action on Minutes of Previous Meetings

The April 28, 2011 minutes were presented for approval. Kim Hoopes motioned to accept the minutes with John Cassels 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 June 2011 meeting agenda of the planning commission.

Davida Washington was in attendance to talk with the Planning Commission with regard to a home based business (hairdresser) that she would like to do on Prout Drive should she buy the house that she is considering. The Planning Commission advised her that she would need to request a variance before the Zoning Hearing Board as what she would like to do is not a permitted use within the zoning district. The Planning Commission advised her that in seeking a variance she would need to prove a hardship. It was recommended that she pursue legal counsel to assist her with her zoning hearing application should she desire to pursue a hardship and M. Washington noted that she had been in contact with Kristin Camp, Esquire.

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. Robert Smiley was in attendance to discuss the plans and provide the Planning Commission with an update. It was noted that a letter of extension was needed and Robert Smiley presented the Planning Commission with a letter. Kim Hoopes motioned to recommend acceptance of the letter of extension to the Board of Supervisors followed by a second by John Cassels. All members voted in support of the Board of Supervisors accepting the letter of extension (5-0). John Cassels 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. Robert Schini motioned to table the plan. There were no additional questions or comments. All members in attendance voted aye to table the plan (6-0).

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. 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. Steve Jakatt motioned to recommend acceptance of the letter of extension to the Board of Supervisors followed by a second by Bob Schini with all members voting aye to recommend acceptance of said letter (6-0). With that, Steve Jakatt 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 (6-0).

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 Tuesday, June 21, 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. The review letters from the County and Township Engineer were reviewed and questions raised in said review letters would be addressed. Being no further questions, Alyson Zarro, Esquire presented the Planning Commission with a letter of extension. Steve Jakatt recommended acceptance of the letter of extension to the Board of Supervisors followed by a second by Anita Ferenz with all Board members voting aye to recommend acceptance of said letter (6-0). With that Steve Jakatt motioned to table the plans followed by a second by Kim Hoopes. Being no other comments or discussions, all members voted aye to table the plans (6-0).

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 the Township Engineers review letter and explain the plan to the Planning Commission. Being that not all reviews had been received, Steve Jakatt motioned to table the plan, followed by a second by Kim Hoopes. Being no other comments or discussions, all members voted aye to table the plans (6-0).

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 8:47 p.m. Steve Jakatt motioned to adjourn the meeting. Anita Ferenz seconded the motion. All members in attendance voted aye to adjourn (6-0).

Ronald A. Rambo, Jr.
Planning Commission Secretary