

Planning Commission Meeting Minutes

Tuesday, November 20, 2012

The West Brandywine Township Planning Commission meeting of November 20, 2012 was called to order at 7:31pm by Chairman Jakatt. Members in attendance were John Cassels, Jr., John Conti, Anita Ferenz, Kim Hoopes, Steven Jakatt and Bob Schini.

Action on Minutes of Previous Meeting

The October 25, 2012 minutes were presented for approval. Kim Hoopes motioned to accept the minutes followed by a second by Anita Ferenz. The minutes were approved 6-0.

Correspondence / Communications (developer related)

The Commission acknowledged receipt of various pieces correspondence. These are to be addressed as related plans are discussed.

Public Comment (by individuals asking to be put on agenda)

Old Business

Hammell-O'Donnell Business Park, Preliminary Subdivision and Land Development Plan (HAM-ODON061109PSLDP), located along Chestnut Tree Road, north of the intersection with Route 322, West Nantmeal and West Brandywine Townships, prepared by Commonwealth Engineers, Inc. Clock started on Thursday, June 25, 2009 and continues until Thursday, March 7, 2013. No one from the applicant was present to discuss the plan. No Commission discussion of plan took place. A motion was made by Kim Hoopes to table the plan with a second by Anita Ferenz. Being no additional discussion, the Commission passed the motion to table the plan unanimously (6-0).

Baker's Ridge Property- 5 Lot Preliminary Subdivision Plan (BRP-07-26-12-5LPSP), located at the intersection of Baker and Hurley Roads, Chester County, PA prepared by InLand Design, LLC, Charles A. Dobson, P.E.. Clock starts on Thursday, July 26, 2012 and runs until Friday, January 25, 2013. No one from the applicant was present to discuss the plan and no Commission discussion of the plan took place. Kim Hoopes motioned to table the plan followed by a second by Anita Ferenz. No additional discussions ensued with all members voting aye to table the plan (6-0).

New Business

Bridal Barn at the Brandywine Manor House Final Land Development Plan, (BB/BMH/GE/11-12-15FP), located on Germany Hollow Road, Chester County, PA prepared by E. B. Walsh & Associates, Inc., Edward Barron Walsh, P.E. Clock starts on Tuesday, November 20, 2012 and runs until Sunday, February 17, 2013. No one from the applicant was present to discuss the plan. The Township Manager explained to the Planning Commission why the plan was before them. No Planning Commission discussion took place. John Cassels motioned to table the plan followed by a second by Anita Ferez. No additional discussions ensued with all members voting aye to table the plan (6-0).

Castaldi Family Limited Partnership, 41 lot Preliminary Subdivision Plan (CFLP/EBW/11-16-12PP), located on the south side of Beaver Creek Road between Manor Road and Swinehart Road, Chester County, PA prepared by E. B. Walsh & Associates, Inc., Adam J. Brower, P.E. Clock starts on Tuesday, November 20, 2012 and runs until Sunday, February 17, 2013. Members of the Castaldi Family were in attendance at the meeting to answer questions. The Planning Commission was given permission to perform a walk-through of the property on Saturday, December 1, 2012. The Township Manager advised the Planning Commission that he had met with Jeff Miller of Evans Mill with regard to the planning module submission and talked with the Engineer with regards to the plans submission. Being that the plan had just been submitted and no review letters were available, a motion was made by John Conti to table the plan followed by a second by Bob Schini. No additional discussions ensued with all members voting aye to table the plan (6-0).

Conditional Use Hearing Submission

Public Comment (by individuals not requesting to be on agenda)

None

General Discussion

John Cassels briefly talked about the Brandywine Greenways Project and how the Township could make people aware of what it involves and the benefits that would come from it.

Meeting Reminders

Mr. Jakatt read dates of upcoming Township meetings

Adjournment

Bob Schini moved to adjourn at 8:04 p.m. with Anita Ferez seconding the motion which passed unanimously (6-0).

Ronald A. Rambo, Jr., Planning Commission Secretary