

## **Planning Commission Meeting Minutes**

**Thursday, September 27, 2012**

The West Brandywine Township Planning Commission meeting of September 27, 2012 was called to order at 7:34pm by Chairman Jakatt. Members in attendance were John Cassels, Jr., Chuck Dobson, Anita Ferenz, Kim Hoopes, Steven Jakatt and Bob Schini.

### **Action on Minutes of Previous Meeting**

The August 23, 2012 minutes were presented for approval. Kim Hoopes motioned to accept the minutes followed by a second by John Cassels. The minutes were approved 5-0 with Chuck Dobson abstaining as he was not present at that meeting.

### **Correspondence / Communications (developer related)**

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

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

Doreen and Sten Sundelin were in attendance to ask questions of the Baker's Ridge Project, 5-Lot Preliminary Plans. The Planning Commission noted that they would address this under Old Business and that the Sundelin's would have an opportunity to ask questions of the project.

### **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 Friday, October 5, 2012. The Planning Commission noted receiving a copy of the Township Manager's letter advising that the Board of Supervisors had accepted the September 19, 2012 letter of extension for the Project and that the new time clock in which to render a decision now runs until 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 Tuesday, October 23, 2012. Prior to beginning discussions with regard to this project, Chuck Dobson recused himself as he was the Engineer for the Project. Chuck Dobson then went on to note that he, Dave Biloon from the Township Engineer's office and the Township Manager had met to discuss the Engineer's letter. Chuck noted that he was in the process of addressing the comments of the Township Engineer. Chuck Dobson noted that Dave Biloon brought up about placing three lots on a common drive and asked Commission members if they would support such a request. After an explanation as to how the common driveway would be constructed and maintained, Commission members recommended that Chuck prepare a waiver request for the driveway and any other requests such as going directly to a Preliminary/Final Plan Submission. Questions were then asked by the Sundelin's with regard to project, the number of lots and how their access through what is now a common access point would be affected. Chuck Dobson noted that the Bank (who currently holds the interest in the submitted plan) would be contacting the Sundelin's to discuss the access with them. After some additional discussions took place with regard to the plan and the Township Engineer's review letter, John Cassels motioned to table the plan followed by a second by Kim Hoopes. Chuck Dobson also presented a letter of extension for the project to the Planning Commission and the Commission requested that the Secretary write a memo to the Board of Supervisors supporting the letter of extension. No additional discussions ensued with all members remaining at the table voting aye to table the plan (5-0).

### **New Business**

The Planning Commission Secretary presented the members with a draft copy of Ordinance NO. 2012-05 as it pertained to the Keeping of Animals. The Planning Commission members were requested to review the proposed Ordinance amendments and get their comments to the Secretary so that he could present them to the Board of Supervisors.

### **Conditional Use Hearing Submission**

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

None

### **General Discussion**

A brief discussion took place with regard to the review of the maps that had been forwarded to the Township by the Brandywine Conservancy as it related to the Brandywine Greenways Project. John Cassels and Bob Schini noted that they would be attending the upcoming session on the project that is scheduled to take place at the Coatesville Marriott on Monday, October 15, 2012 from 1:00 p.m. until 4:00 p.m.

### **Meeting Reminders**

Mr. Jakatt read dates of upcoming Township meetings

### **Adjournment**

Bob Schini moved to adjourn at 8:40 p.m. with Anita Ferenz seconding the motion which passed unanimously (6-0).

Ronald A. Rambo, Jr., Planning Commission Secretary