

**PLANNING COMMISSION
MINUTES**

November 23, 2004
AGENDA MINUTES

Revised 12/16/2004

The West Brandywine Township Planning Commission meeting was called to order at 7:32 p.m., John Cassels led the members in the pledge of allegiance.

Those members in attendance were; John Cassels, John Conti, Anita Fernez,, Kim Hoopes, Steven Jakatt and Bob Schini.

John Cassels asked for acceptance of the minutes for the October 28, 2004 meeting, Steven Jakatt motioned to accept the minutes and to submit any changes to the Planning Commission Secretary within one week. John Conti seconded the motion with all members in favor.

First item under old business; Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan (00-05-SCHROH) prepared by Berger & Hayes – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Friday, January 28, 2005. No representative was present. John Cassels asked for a motion. Kim Hoopes motioned to table the Schnatz & Rohrer Landscaping Preliminary/Final Land Development Plan (00-05-SCHROH), John Conti seconded the motion with all members in favor.

Brandamore Golf Course - Preliminary/Final Land Development Plan (00-10-BDMGOLF) Golf Course/Club House/Maintenance Building. Prepared by R.K.R. Hess Associates, Inc. Clock started Tuesday November 21, 2000. Letter was received from the applicant granting the Township an open-ended extension of time. No representative was present. John Cassels asked for a motion. Bob Schini motioned to table the plan and Steven Jakatt seconded the motion with all members in favor.

Hide Away Farms - Preliminary Subdivision & Land Development Plan, (By-Right) (01-02-HAFARMS) Hide Away Farms, property located at Special School Road. Prepared by Nave, Newell & Stampfl, Ltd. – 47 Lots in West Brandywine Township. Clock started Thursday June 28, 2001 and continues until Tuesday September 25, 2001. Remains open, nothing new to discuss.

City of Coatesville Golf Training Facility – Preliminary Land Development (03-01-CCGTF) – Proposed Municipal Golf Facility – Prepared by Carroll Engineering Corporation. Proposed Municipal Golf Facility, located at Pratts Dam Road. Clock started Thursday, May 22, 2003 and continues until Wednesday, February 9, 2005. No representative was present. Josef Obernier, Township Supervisor, I don't believe the requirements for the Zoning Permit that was negotiated with the City has been approved by the City at this time. The Board of Supervisors agreed with the terms. I don't recall if the Board voted on it, but I do know that the City of Coatesville has not. I think everyone is happy with the terms, but we have not received an agreement letter from the City of Coatesville concerning the terms in the Zoning Permit. After a brief discussion by the Board, John Cassels asked for a motion. Steven Jakatt motioned to table the City of Coatesville Golf Training Facility – Preliminary Land Development, John Conti seconded the motion with all members in favor.

Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03-CULSWH), prepared by DL Howell Associates, located at Culbertson Run & Swinehart Road. Proposed 115

Single Family Dwellings. Clock started Thursday, February 26, 2004 and continues until Thursday, January 6, 2005. Representative Craig Poff had no comment on the plan at this time. John Cassels asked for a motion, Kim Hoopes motioned to table the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03- CULSWH), Steven Jakatt seconded the motion with all members in favor.

Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), prepared by DL Howell Associates, located at Horseshoe Pike & Swinehart Road. Proposed 178 Townhouses. Clock started Thursday February 26, 2004 and continues until Thursday, January 6, 2005. Representative Craig Poff had no comment on the plan at this time. John Cassels asked for a motion, Kim Hoopes motioned to table the Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), Steven Jakatt seconded the motion with all members in favor.

St. Peter's Church – Preliminary Subdivision & Land Development Plan (04-06-PTCHURCH)– Proposed Catholic Church – Prepared by Nave Newell, Inc., located at Beaver Creek Road & Route 82. Clock started Thursday, March 25, 2004 and continues until Monday, January 31, 2005. Representative present was Drew Taylor who gave an update on the project. We feel we can comply with the Township Engineers review letter, we just need to discuss some issues with the Township Engineer as well EB Walsh and Associates, Andy Eberwein concerning the adjacent proposed Catholic Elementary School. The planning modules have been deemed complete and are being reviewed by the state. We will be seeking relief for perimeter landscaping. This paperwork has not been submitted as yet. We are also widening Beaver Creek Road along the project property in conjunction with the request for relief from perimeter landscaping. The landscaping is not on the plans, but is in the plan set. Next month we will have landscaping plans and pictures of the existing hedgerow. I will be speaking with Andy Eberwein concerning some discrepancies between the property line. We have to coordinate the easements, the cross easements for access, the treatment facility. Beaver Creek will be widen by four feet and there will be some pole relocations. Storm water is separate. There is a drainage area here (referenced dwg) that is off of our site, and this needs to be coordinated with Andy Eberwein. Currently the Archdiocese owns the property, EB Walsh is providing the subdivision and they will subdivide the property for the church and the school.

John Cassels asked for a motion. Steven Jakatt motioned to table the plan, and John Conti seconded the motion with all members in favor.

McAndrew-DeHaven Property- Minor Two Lot Subdivision (04-07-MCADEH), prepared by Commonwealth Engineers, Inc. – Proposed two-lot subdivision, located at 184 Hibernia Road. Clock started Thursday, September 23, 2004 and continues until Tuesday, December 21, 2004. No representative was present. John Cassels asked for a motion. Kim Hoopes motioned to recommend rejection of the McAndrew-DeHaven Property- Minor Two Lot Subdivision plan based on Mr. MacCombies review letter dated October 11, 2004, comment under Subdivision and Land Development; Sewage information missing under 167-26, C(2)(d) and D. Information pertaining to the location of the well and septic system for the existing dwelling should be provided as required by section B(2)(f). The applicant also needs to send a letter of extension to the Board of Supervisors, John Conti seconded the motion with all members in favor.

Susan B. Maes Property – Minor Two Lot Subdivision (04-08-MAES) – Proposed two-lot subdivision, Prepared by Bursich Associates, located at Highspire Road. Clock started Thursday, October 28, 2004 and continues until Wednesday, January 26, 2005. Representative present was Chuck Dobson who stated revised plans had been submitted. I have received two letters from Mr. MacCombie concerning the review of the subdivision and waiver request. I sent a letter to the Township dated November 11, 2004 requesting certain waivers. Mr. MacCombies letter acknowledges the waivers and has no objections to the request. We have thirteen proposed monuments on the property there is another thirteen existing monuments.

Chuck Dobson lot one can never be subdivided. On lot two we are including the open space and that precludes it from being subdivided. On Mr. MacCombies review letter dated November 19, 2004, under Zoning, Mr. MacCombie is asking for clarification of the Zoning concerning the parcel, which we will clarify. Plan Scale

Waivers – there is mention of the “Great Tree & Springhouse”, it does not actually happen on our property. Its actually located on an out parcel owned by Mr. Lester, so this will not be a problem for us. The Benchmark – it does not appear the USGS disk referenced in note three is relevant to this site.

At this time I would like to get a favorable recommendation of the waivers and also on the subdivision itself. Chris Kimmel, attorney for Susan B. Maes, we have not had a chance to fully review the plan. We don't even know the actually point of the subdivision lines. We would like to have the opportunity to look at this and get back to Genterra with any issues. I don't have any issues with the waiver recommendation; we might have a problem with the lines drawn. We ask that you don't do the recommendation for approval for the subdivision right now. Chuck Dobson, I don't have any problems with that request. John Cassels asked for a recommendation. Kim Hoopes recommended acceptance of the waivers for the Susan B. Maes Property – Minor Two Lot Subdivision to the BOS's, Steven Jakatt seconded the motion with all members in favor. Steven Jakatt motioned to table the Susan B. Maes Property – Minor Two Lot Subdivision, Bob Schini seconded the motion with all members in favor.

Ridings of Hibernia – Final Subdivision – (04-09-RIDHIBA) – Prepared by Vollmer Associates LLP - Proposed 92 lots, located at the intersection north of Lafayette and Hibernia Road. Clock started Thursday, October 28, 2004 and continues until Wednesday, January 26, 2005. No representative was present. John Cassels asked for a recommendation. Steven Jakatt motioned to table the Ridings of Hibernia – Final Subdivision, John Conti seconded the motion with all members in favor.

A sketch plan was presented by Craig Poff of Bentley Communities regarding a proposed commercial development at the corner of Swinehart and Rte322. The plan included a realignment of Swinehart Rd and the intersection with 322, a convenience store with gas pumps as well as additional office/flex space (light industrial). PC had mixed reaction to the plan. Discussions regarding alternative configurations/use ensued with a variety of suggestions. Mr. Poff was going to consider some of the suggestion and take another look at the plan.

The Planning Board briefly discussed nominations for next years chairman and vice chairman. Bob Schini is next in line for chairman but felt constrained due to work obligations but is still willing to give it consideration. Joseph Boldaz is next in line for vice chairman but was not present. Anita Fernez felt she needed more time on the Board before considering a nomination for chairman or vice chairman, but would give it consideration. Steven Jakatt stated he would accept a nomination if need be.

Meeting reminders were read; the next Planning Commission Meeting will be Tuesday, December 21, 2004 at 7: 30 p.m.

John Cassels requested a motion to adjourn. Steven Jakatt motioned to adjourn at 9:58 p.m., John Conti seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary