

Meeting Minutes of October 2007 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of October 25, 2007 was called to order at 7:31 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Kim Hoopes and Steven Jakatt. Bob Schini arrived at 7:36 p.m. John Conti and Chuck Dobson were absent.

Action on Minutes of Previous Meetings

Acceptance of September 27, 2007 minutes. Kim Hoopes motioned to accept the minutes. John Cassels seconded the motion. All members in attendance were in favor to accept the minutes.

Correspondence/Communications (information to note or discuss under plan reviews)

There was a review of correspondence by Planning Commission members. Correspondence will be discussed under Old Business/New Business.

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

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 Thursday, November 1, 2007 (with the extension until Thursday, February 7, 2008). There were no representatives in attendance. It was noted that Robert Smiley would be at the meeting, but would be late. Steve Jakatt motioned to table. Kim Hoopes asked if we were going to wait for Mr. Smiley? Steve Jakatt withdrew his motion. One half hour passed which was sufficient time to wait for Mr. Smiley. Steve Jakatt motioned to table. John Cassels seconded the motion. All members in attendance voted aye.

Cobblestone @ Horseshoe Village (Steve Janiec), a 32-lot Preliminary Subdivision Plan and 2-lot Commercial Plan (CS/HV/SJ10/26/06PP) prepared by E.B. Walsh & Associates, Inc located on the north side of Horseshoe Pike near Swinehart Road. Clock starts on Thursday, October 26, 2006 and continues until Saturday, January 19, 2008. Steve Janiec was in attendance to give an update. They are currently working on the MacCombie review letter. Everything seems to be fine with that. A signature letter was obtained from a neighbor granting a drainage release acknowledging that the stormwater will be through their property. Andy Eberwein is working on the soil conservation. John Cassels asked about the sewage. Steve Janiec responded they are waiting for that. They are talking late 2009. John Cassels motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Beaver Creek, Beaver Creek Realty Associates LP, Preliminary Land Development Plan (BC/060607/PLDP), prepared by Nave Newell, located Horseshoe Pike across from Highspire Road. Clock starts on Thursday, June 28, 2007 and continues until Friday, November 16, 2007 (with the newest extension December 21, 2007). There

were no representatives in attendance. John Cassels motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Culbertson Village – Commercial, Culbertson Realty Associates LP & Magothy Investment Partners LP Preliminary Land Development Plan (CV-C/060607/PLDP), prepared by D L Howell, Civil Engineering & Land Planning, located 1548 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, June 28, 2007 and continues until Friday, November 16, 2007 (with the extension received until December 21, 2007). No representatives were in attendance. John Cassels motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Brandywine Manor (Eck Property) Harlan Corporation - 10 Lot Preliminary Subdivision Plan (BM(Eck)/080307/PSP), prepared by Edward B. Walsh & Associates, Inc, located on Germany Hollow Road. Clock started Thursday, August 23, 2007 and continues until Wednesday, November 11, 2007. Andy Eberwein was in attendance. An extension letter will be sent. Steve Jakatt motioned to table. John Cassels seconded the motion. All members in attendance voted aye.

Brandywine View (Gudal Property), a 12-lot Final Subdivision Plan (GP/HP/01/26/07FSP), prepared by E. B. Walsh & Associates, Inc, located on the southwest corner of Pratts Dam Road and Union Road. Clock starts on Thursday, September 27, 2007 and continues until Wednesday, December 26, 2007. Andy Eberwein was in attendance. We are waiting on a review letter from the Township Engineer. John Cassels stated that at the last Supervisors meeting Dr. Vilcheck talked about the historic resources. Ron Rambo stated that Dr. Vilcheck would like an archeological survey. Andy Eberwein said that they have opinions that it is clean. There could be archeological stuff there. You don't have to do a dig. If you come across it, then you have to do a dig. We are saving 50 acres by the house. Steve Jakatt motioned to table. John Cassels seconded the motion. All members in attendance voted aye.

New Business

Jelke's Fabrication Company, Inc., Final Land Development Plan (JFAB/071007/FLDP), prepared by Dunlap & Burrell, LLC, Surveying & Engineering, located at 1808 Horseshoe Pike, Honey Brook, PA. Clock starts Thursday, October 25, 2007 and continues until Wednesday, January 23, 2008. There is no review letter from the Township Engineer as of this date. No representatives were in attendance. Kim Hoopes motioned to table. John Cassels stated that obviously the preliminary plan we passed on last month has been approved. Did they decide to go with the larger pipe? Ron Rambo stated that they withdrew their request to have the smaller pipe and putting the large pipe in. They are going to establish the escrow for what is required however, we are approving what was on the plan and should it be additional landscaping we are in the process of expecting, we will utilize the funds that they are escrowing to supplement what they are proposing to do. Kim Hoopes motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Sketch Plan Submissions

Major Subdivision for Castaldi Family Limited Partnership, prepared by Adam J. Brower, P.E., Edward B. Walsh and Associates, Inc located on the south side of Beaver Creek Road – a 40-lot subdivision. Andy Eberwein was in attendance. Adam Brower did the sketch plan. What we are proposing to do is the open space development option under the R1 zone. Public water runs through the property. The proposal is to cluster the houses on a loop street. We are proposing to put in on-lot community sewer system and do a drip irrigation system in the middle. The perimeter is open. The reason we are doing that is that when you do a cluster it is best that everybody backs up into open space as opposed to having houses together. We still have to do testing to see if this is feasible. We might be back with a different layout. This is the concept we are going with. There are 40 units. If we meet the requirements under the ordinance it allows 36, the open space will allow 4 extra units. There is an historic resource, one of two houses. We will keep away from there. The access is on Beaver Creek because we felt it wouldn't be prudent to come out of the woods and access 82. The lots are shown at about 20,000 sq ft, that is about ½ acre. It is a nice size lot for a cluster development. They are set back about 150 ft back from the road. Will have to contact Aqua about the water main. Discussion took place regarding the water supply. The

Township is in the process or has gotten the piece next door. Steve Jakett mentioned that we would be interested in some kind of trail connecting Route 82. John Cassels noted that the Comp plan showed a trail coming across (showing on plan) this far. Discussion continued in regards to a trail. Steve Jakatt suggested that the PC members walk the land to see what the wetlands are like. It was agreeable to the Castaldis. Once testing takes place, if the sewer links into Coatesville, connections some how – it is all up in the air. Discussion in regards to sewage system continued. John Cassels asked if the treatment system would be under the control of the homeowners association? Ron Rambo said that the treatment system would be under the control of the Township. Bob Schini asked if the plan would change much if you were to get public sewer? Andy Eberwein responded that the layout was something that was worked through with Adam and the Castaldis and I believe it would not change the layout. The intent isn't so much that we have the system here, we are trying to capitalize on the open space; trying to provide open space in the backs of the units. The only thing that is really going to drive the changing of the layout would be if we have to go onsite and this doesn't test out very well and it tests out better over here (as shown on the plan). It was asked who would be in control of the open space. Andy Eberwein responded an association. It was asked by John Cassels if you considered donating a portion of the open space to the Township. There has been some discussion. The PC members decided Saturday, November 3 they would meet to walk the Castaldi Property at 8:00 a.m.

General Discussion by Planning Commission

John Cassels spoke in regards to the Open Space Review Board meeting. The meeting was two weeks ago. Anita, Jack and Jeff Chalfont were in attendance. We did not have a quorum. (A map was displayed for reference.) The Thornburys came also. They are another family like the Hendersons where they are proactive in trying to protect their property. They want to protect it from developers. The Hendersons have three levels of protection. Things we are not really going to get involved with. They have granted us the ability to put a trail all the way around to the public access and maybe a little parking area there where you can pull off and take your bike. They will continue agricultural use and we have Class I woodlands here that is going to be the highest level of protection. We don't really want them going in there to cut that down, but they could do some selective type in this woodland here (as shown on map). If you notice the trail going across here it is right next to this PECO power line and apparently PECO does work with municipalities to grant access for trail purposes. I think one of our next moves of the Open Space Committee would be to contact the real estate person at PECO to see if we couldn't jump off in either direction on this power line. You can see there are some trails existing that people have been using. With that in mind, showing the Henderson property and the PECO power line on the map, it is pretty extension. An another opportunity is Icedale lake – the Fish Commission. On the Fish Commission web page, there is a program called Adopt a Stream and you can adopt a stream, the Fish Commission will come in and help us with in-stream habitat improvements offering money, \$2000, a maximum grant. They will come in with bodies and equipment and we will try to get this back into habitat for trout. I presented this idea to the BoS and they thought it was a good idea to pursue it. What I am proposing as well is to put a couple of trails in there on both sides of the road to give access we could fish and also put a trail in the back along the edge of the meadow possibly have an observation deck. A grant is being applied for with PECO. Kim Hoopes asked who owned the old railroad right a ways through there? Some of it seems to have reverted back. It looks like Sun Pipeline. PECO has a program called Dream Reason where they will put out grants for up to \$10,000 and it has to be matching. I sat down with Ron and we came up with a wild guess of what the cost might be. We are asking for \$8,500 from PECO and \$2000 from Fish and Boat Commission and asking the BoS if they would be willing to help out with the rest. They agreed. We are going to get a resolution together for that. I have to submit the grant application. I am hoping that this can be a nice anchor destination for the start of the trail. We as an Open Space Committee adopt it and get our name on it then maybe we can start building some PR and get the word out that we are trying to get destinations here and linkages to it, maybe trails are not such a bad thing because they can see improvements. The other piece of property I talked to the BoS about was the Thornbury property. It is right next to the Pulte development. There really is not a whole lot of trails down there, there is not a whole lot of green down there, but what they are doing, they have already contacted the Brandywine Conservancy and they want to protect their property and at this point they just asked if we would be willing to pay for a portion of the appraiser. Once we get the value back we can talk about how much we want to get involved with it. They are going for a conservation easement. They would be protecting natural resources. There are mature woodland, riparian buffer, a stream that runs through the property, hydric soils, etc. They also talked about putting a trail along the front and maybe we could talk to Pulte about trying to continue it along here. Ron Rambo stated that they have approached

Pulte about conservation easements for all property south of the creek. The Thornburys also want to protect the historic buildings, things like that, so there may be other restrictions that this Township might not want to be involved in. I presented this to the BoS and they said to go ahead and pay that portion.

Meeting Reminders

Adjournment

At 8:16 p.m. Steve Jakatt motioned to adjourn the meeting. Bob Schini seconded the motion. All members in attendance voted aye.

Donna M. Jones
Planning Commission Secretary