

**West Brandywine Township
198 Lafayette Rd
Coatesville PA 19320**

**PLANNING COMMISSION
MINUTES**

March 25, 2004
AGENDA MINUTES

The West Brandywine Township Planning Commission meeting was called to order at 7:30 p.m., Steven Jakatt led the members in the pledge of allegiance. Those members in attendance were; Steven Jakatt, Anita Ferenz, Bob Schini, John Conti and Kim Hoopes. Steven Jakatt asked for acceptance of the minutes for the February 26, 2004 meeting, Kim Hoopes motioned to accept the minutes with any corrections to be given to the Secretary within one week, Steven Jakatt seconded the motion with all members in favor.

Public Comment – The Elliot Building Group to discuss “The Ridings of Hibernia”. Representative for the Elliot Group, Marc Jonas, (power point presentation was shown) in 1989 a plan was approved under the Zoning that still remains today. Under the municipality planning code you have a five-year protection from the approval of a plan. That five-year protection can be extended if the Township is agreeable. We ask that the Township extend the approval of the preliminary plan that was granted in 1989.

Marc Jonas, the site is 120 acres, zoning is R2. The site is surrounding by single family residences. Access to the site from Hibernia Road, & Route 82, rolling slopes, with small wooden areas along the streams. There are constraints on the property, despite the concerns and criticism about the design, the design does respect that. There is only one crossing. What you see in the green (referenced power point presentation) is hydric soil inclusion based on fill design. The delineated wet lands were delineated three months ago. Hydric soil is based on the field studies recently done, we are not relying on the old plans.

The new plan is R2, twenty thousand square foot lots, ninety-one lots, seven thousand six hundred ninety three linear feet of roads, 62.76 acres of open space including constrained and non-constrained areas. We have spoken with the Township offering an open space contribution of hundred thousand dollars. There has been other discussion about public facilities that we may be able to consider as part of our project. We are proposing a community treatment system. We are able to design with fewer basins. Our goal is to provide individual infiltration beds for each lot, provide bmp’s in the basins to filter. In areas we can’t infiltrate, we would then look at restricted flows. The list of waivers are as follows; site analysis plan drawn at a certain scale, size of the plan sheets showing topographic conditions hundred feet off the track using topographic data more than two years old. Water resource information from topographic data more that two years old. Not to provide traffic impact study based upon the fact that if this moves forward it would be based upon a preliminary plan that was already approved for more lots. Provide a fee in lieu of providing community playground areas, and to allow disturbance in hydrant soils. This first six are on the plans that were submitted six months ago. There are a few lots that will require some sort of waiver because of the ordinance and the no disturbance in hydric soils. We would like to submit final plans on 30x42 paper. The wet lands that are shown within the lots would not be disturbed and we will be following DEP regulations. Steven Jakatt, will you deed restrict the homeowners where it encroaches, reply was yes they would. Marc Jonas, there will be sanitary sewer facilities, community treatment plant with on site drip facilities, providing sanitary sewers for ninety-one new lots and the existing stone house. Provide sanitary sewer tie in for up to twenty years by homes that may have systems that are failing. It will be gravity fed to a pump station and then pumped up. The Township has not mentioned where they would like to have the facilities. We are proposing a trail of 1.9 miles that can be used by all Township residents. There is no formal

application before you. This is a request to Township Supervisors to be able to move forward with a final plan. We are here tonight for your endorsement of the concept and move forward to the Supervisors. The Board was in favor of the plan but felt more negotiations were needed. Steven Jakatt noted he never liked the plan and this plan was too much like the old plan. I know you are willing to give the Township something and therefore can also be in favor of the proposal.

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 Saturday, April 3, 2004. No representation was present. Steven Jakatt asked for a motion. John Conti motioned to table the Schnatz & Rohrer Landscaping Preliminary/Final Land Development Plan (00-05-SCHROH), Anita Ferez 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 representation was present. Steven Jakatt asked for a motion. Steven Jakatt motioned to table the plan and Kim Hoopes 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.

Catania – Preliminary Subdivision Plan (02-05-CTANA) prepared by Edward B. Walsh & Associates, Inc. – 21 Lots in West Brandywine Township. Location: North side of Hurley Road. Clock started Thursday June 27, 2002 and continues until Wednesday April 14, 2004. Representatives were Chris Catania and Andy Eberwein. Correspondence was received from the Health Department with no issues. Steven Jakatt asked for a motion. John Conti motioned to recommend approval of the Catania Preliminary Subdivision Plan (02-05-CTANA) to the BOS pending the outstanding review from DEP, Bob Schini seconded the motion with all members in favor.

Costa Homes Inc. – Preliminary Subdivision Plan (02-09-COSTA), prepared by ProTract Engineering, Inc. Property Location; Swinehart Road & Beaver Creek Road, proposed Lots, 26. Clock started Thursday, July 25, 2002 and continues until Monday, March 15, 2004. Representative present was Paul Yivisaker, from Riley Ripper Hollin & Colegreco who stated he would like to go over waiver request that were discussed before the Board of Supervisors meeting.

Section 167-44C – relating to the cul-de-sac in excess of one thousand feet. The entire Board had no objection to that waiver request.

Section 167-47A (2) – to permit the use of rolled concrete curb throughout the development even though a short section of Road “A” exceeds seven percent. The entire Board had no objection to that waiver request.

Section 167-62 D (2) – Provisions requiring suitable active recreational area. Given the fact that although the property traverses Swinehart Road, it still appears to be one parcel of land. As such only one acre of active open space would be required. The entire Board had no objection to that waiver request.

Section 167-62 D (3) – To permit more than thirty percent of open space to include woodlands. The entire Board had no objection to that waiver request.

Section 167-62 C - To require a minimum vegetation replacement planting of fifty deciduous trees and 100 shrubs.

Anita Ferenz and Bob Schini has no objection to the waiver request. John Conti, I understand there is some resistance to my suggestion of a tree bank idea at the BOS's meeting. When I do my development I'm just going to donate the trees to the Township and they will have to accept them. I would like to see the tree bank set up. If the BOS's are not agreeable to the tree bank, it will not happen. Kim Hoopes agreed and stated he would like to see the tree bank set up. Steven Jakatt, there might be other alternatives. It could be a donation to the Township's park, I think the BOS's should hold them to this or something equal. John Conti, I would be agreeable with this providing there is some sort of tree bank set up whether its planted on Township properties or donated to a tree bank for use by residents of the Township. Kim Hoopes, for the 283 deciduous trees you are required four hundred some, I would like to see three hundred and fifty instead of two hundred and eighty three.

Section 167-57 B (2) – Relative to the requirement to install capped sanitary sewer.

Paul Yivisaker, we understand that another developer potentially may bring public sewer down along the front of his tract or a trunk line that we can connect into. We looked at your ordinance and took the position that maybe it applies and maybe it does not. I am not assured that gentleman is going to bring the sewer down in front of our driveway and there are no guarantees the plan he files will be approved. My understanding is they are not committed either way to public or community sewer. It's a significant investment for our part on something that may or may not transpire. We calculate approximately hundred and sixty thousand dollars worth of risk. We received approval for our lots from the Chester County Health Department. I ask strongly that you give us the waiver on Section 167-57 B (2)

Kim Hoopes, I am not in favor of granting that waiver, we had capped sewer that was put in off of Monacy Road and has sat there for years but now is being used. The area that you are seeking a waiver from is notorious for poor soil and prolonged sub surface disbursement of effluent. I am looking out for the resident's cost down the road. John Conti, I agree with Kim, realistically we are legally on the fence with this, that's your point. If the developer runs sewer on Swinehart, would you agree to put in caps. If the developer does not then I would agree with the waiver. Paul Yivisaker asked for a time frame. John Conti, a possibility could be by the time your plan was approved for development. Paul Yivisaker, that's not unreasonable. If you can guarantee that sewer is coming through there, and we can get this plan approved, we would come back with another plan. John Conti, if you were to agree with some sort of time frame that may be a good compromise. I would then be in favor of this waiver. The BOS's would have to determine the time frame. Paul Yivisaker, I would be happy to work with the Township on that. Anita Ferenz, I agree with Kim Hoopes, I would like to see all our new developments have capped sewers, so I don't agree with this waiver. Bob Schini, I agree with Mr. MacCombie to not grant the waiver, I like John Conti's approach, if there is a possibility that there would be sewer there in a reasonable time. Paul Yivisaker, the Township has no plans unless Bentley Homes does, that's what I am hearing. Our concern is, I just put in hundred and seventy thousand dollars worth of infrastructures. It may be used in twelve years or never be needed. The whole point is that people don't get stuck with it today.

Steven Jakatt, I am strongly in favor of demanded the cap sewers in the street. John Conti asked Paul Yivisaker if he would be granting the Board an extension of time. Paul Yivisaker, we came here for the waiver request, are you also considering preliminary plan approval. John Conti, unless you give us an extension we have to make some sort of recommendation. Paul Yivisaker, do you feel uncomfortable granting preliminary approval this evening based on what's in front of you. The engineer's review letter is down to two pages. The only thing left is storm water discharge. If you're uncomfortable, I will go forward with an extension. I would like preliminary approval and would like to come back again with a final plan. John Conti, clean review letters are required before a plan is moved on to the BOS's. John Conti motioned to table the plan pending a clean review letter from Mr. MacCombie, a letter of extension from the applicant granting an extension of time, and a review of our recommendation of the waivers by the Board of Supervisors, Anita Ferenz seconded the motion with all members in favor.

John Conti, in reference to the Tree Bank, we have a strict Landscaping Ordinance, often the Developers do not have enough room to put in all the trees and shrubs required. They ask for a waiver which is usually granted. My suggestion was to start a tree bank in the Township. The developers would deposit a certain amount of money in a tree bank fund. I think we would have hundreds of trees in this bank at no time at all. Working with nearby nurseries, the Township resident would put their name on a list for a tree or shrub. I understand the Supervisors are not thrilled by this idea. If you think it's a good idea talk to the Supervisors. Steven Jakatt, the biggest problem with this is management. John Conti, I would be willing to donate my time. Mary Dodds, 31 Ponds End Drive, expressed support for the idea, stated she would be willing to donate her time.

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 and Route 340. Clock started Thursday, May 22, 2003 and continues until Tuesday, March 16, 2004. Representative present was Marc Jonas who stated the City of Coatesville began its proposal in West Brandywine Township by application of Conditional Use. It was determined the use was a By-Right use that had a right to have a Zoning Permit issued. The City applied for a zoning permit and was issued one. It was determined through zoning that the use was permitted as a By-Right use, as part of that the City and the Township negotiated conditions. The conditions covered traffic, improving the signalization at route 340 and 82 and improvements to Pratts Dam Road. Conditions relating to storm water, ground water, use of organic materials, and lighting. One of the conditions negotiated with the Township said the Township will grant land development waivers for the height of the proposed light standards subject to the City's submittal of a visual impact plan in support of such waivers and subject to reasonable and industries accepted measures to mitigate on and off site glare. There is a reference in the plans that light standards might be hundred and ten feet, that is not correct, the maximum height of the light standards is eighty feet as I understand it. Steven Jakatt, you said as you understand it, does that mean that the maximum height is eighty feet. Marc Jonas replied yes. The Township is requesting another lighting test. There is concern about the height of the light standards with regards to the trees. In order for us to verify that, we have to do additional surveys. The city is prepared to do a second lighting test. There is one issue left relating to the impact of the zoning permit on some outstanding zoning issues. Once this is resolved we can move forward with the second lighting test. Steven Jakatt, communication is required. What, where and when should be addressed before the testing begins. Marc Jonas, an agenda will be submitted to Mr. Rambo. The other important thing is residents should be at their houses where the view is important. We have received a long review letter from Mr. MacCombie. We have sent our engineers to meet with Mr. MacCombie, and Mr. MacCombie met with Mr. Rambo, and went through that letter. From a subdivision land development point of view, Carroll engineering felt they had addressed all those issues. We want to be able to get past this with the Supervisors so we can move forward.

Representative Greg Mallet, expert on golf course design in terms of irrigation needs. (Irrigation Water Requirement Estimate was given to Steven Jakatt from Greg Mallet) We had met with Mr. MacCombie and Mr. Rambo on March 12, 2004. We clarified some site design issues. Steven Jakatt, is there anything in Mr. MacCombie letter that you will not do. Greg Mallet, no just the outstanding Zoning issues which are still being addressed. My main purpose for being here tonight is to show you the actual calculation that I did. And that would be ninety-three gallons per day. (copies were given to Steven Jakatt) I would like to clarify the amount of acres to be irrigated. In the calculation I used 20.5 acres irrigated turf grass. That's broken down into 13.5 acres of fair way rough areas, minimum requirements are one inch of water per week. For the greens and tees, they are just over seven acres that require one and half inches per week per proper growth for golf course use. You're looking at 20.5 acres of irrigation. Steven Jakatt, I called the Delaware River Basin, gave them the information concerning irrigation and they thought it was very low. The Delaware River Basin commission regulates quantity in this area of Pennsylvania. The department of environmental protection regulates quality. ERVC regulates quantity, they use a back handle formula which my contact said is rarely off by much. If a golf course is on a flat lying terrain, actually it started off in a valley, clay soils, they use a multiplier of point one, flat lying they use point two, on a hill top like ours is they use point three. They multiply the number of acres times the appropriate point number, that's millions of gallons a day divided by thirty. I used twenty acres times point two, coming out

with hundred forty-four thousands a day that you people would need. You have provided justification with the information supplied. I will need some time to go through it, and I will advise the Board accordingly.

Greg Mallet, not all these golf greens are going to be real turf grass, some will be artificial greens. The tees and greens and the chip and putt course will be those areas. The artificial greens will allow percolation of water through it. The artificial greens will reduce the over all irrigation. When designing this course I tried to conserve as much water as possible. I feel the 20.5 acres is a good number for the site. We plan on using drought tolerant grasses in certain areas helping to reduce the amount of acres to be irrigated. Steven Jakatt, it will reduce the amount of water not the acres. Resident, Robert Karpovich, 8 Fraser Blvd, will there be installation of soil moisture sensors so you don't water when not needed. Greg Mallet, I can not answer that specifically right now. Steven Jakatt, are you willing to go to the City of Coatesville and find out about installing sensors. Marc Jonas, we will take any suggestion to the City.

Representative, Paul Spellman to recap in terms of investigation of water and supply wells situation at the training facility. We performed a hydro-geological investigation last summer where we installed a test well for potable water on site, with a three hundred foot well. Well was tested for yield and water quality. Well yielded about five gallons a minute. The estimated demand for potable water is fifty-two hundred gallons a day. We are about ninety-three thousand gallons a day for irrigation. We tested an existing well located off site located off Manor Road, at the Plye Transport Property and City property. This well was pump tested for forty-eight hours. Prior to pump testing we did some preliminary testing. The well was pumped at thirty gallons a minute, this is a size well that you would have for a house. It's six inches in diameter and only sixty feet deep. We got forty gallons a minute out of the well. The pump test was run at thirty, at the end of the pump test, we noticed the well had leveled off, the yield seemed to be increasing. At the end of forty-eight hours we were able to pump it at a substantial forty gallons a minute for a period suggesting the well would do better than the test rate. The period was approximately an hour. One of the results of the pump test was all the wells that were moderated, we had approximately eight to nine wells within a quarter mile radius of the well, private wells that were moderated, there were no measurable impacts to those wells, no drawn down measured in those wells during the pipe test. Water quality was good, in the test well. There is the demand calculation that Greg was talking about. If you average it over a twenty-four period you come to about sixty-five gallons a minute. That's what is needed to meet the ninety-three gallons a day. We recommended as a result of the pump test, that a second well be drilled and that was a recommendation in our report. With two wells, you would get the pump test rate at least sixty gallons a minute and as much as eighty gallons a minute based on the yield test for two wells. The well as I mentioned was sixty feet deep. So we are talking two sixty-foot deep wells. Our recommendation was to also remount the well to a larger diameter and to drill deeper to two hundred feet. That depth would be adjusted depending on what we see as we are drilling the well. We also recommended these wells be pumped for a period of approximately twelve hours. You do not want the pumps to run twenty-four seven. We recommended a pump test for that period of time after the wells were installed to their final depth. If that pump test proves inadequate, we would then consider a third well. These would all be off site wells and not in West Brandywine Township and not on the training facility property. The city would be willing to enter into an agreement to address any impact to wells there might be. We would also provide a moderating program for neighboring wells so once actual production started up and the facility operating we would be moderating wells on a regular basis more frequently initial then it may go monthly. Moderating usually goes on for a year, it may go for a couple of years depending on whether you have unusual weather conditions such as droughts. To make sure neighboring wells are not impacted there will be a moderating program in place, that will tell you what is actually happening. I would like to span the whole area regardless of political boundaries. For the moderating program it would be good to get ten or twelve wells in the immediate vicinity, the closer the better. We would try to get the moderating program to cover the whole area, including Valley, West Brandywine, and all the surrounding Townships. Steven Jakatt suggested Paul Spellman contact the adjoining Townships with the closest wells. Residents stated that wells that were monitored were not sent reports. Paul Spellman stated reports would be sent out to residents whose wells were monitored.

Steven Jakatt then asked for a motion. Kim Hoopes motioned to table the plan pending a clean review letter from Mr. MacCombie. John Conti seconded the motion with all members in favor.

Joanne O. Speers - Final Subdivision Plan (03-03-SPEERS) – Proposed Three Lot Subdivision – Prepared by E.B. Walsh & Associates, Inc., located at Rt. 82 and Germany Hollow Rd. Clock started Thursday, August 28, 2003 and continues until Tuesday, March 24, 2004. Representative present was Andrew Eberwein who stated they received the last review letter from Mr. MacCombie. The plan was clean with the exception of revising an area in discrepancy. The net lot area on Lot 3 in our charts says sixty thousand two hundred and sixty-six square feet. In reality the net area is forty-nine thousand six hundred square feet. It's correct in all other aspects except the total. We will make that correction. Since there are no other outstanding issues I am requesting final plan approval. There has to be an easement executed, and put in the deeds. Stephen Jakatt, Joseph Boldaz questioned if the lot with the easement could be used as the primary and the other one as a secondary. Andrew Eberwein, I would disagree with Joseph Boldaz with that, I would rather see the primary system on the lot. Stephen Jakatt asked for a motion. John Conti motioned approval to the Board of Supervisors pending the minor house cleaning items on Mr. MacCombie's last review letter, Kim Hoopes seconded the motion with all members in favor.

Coatesville Area Regional Catholic School – Preliminary Subdivision & Land Development (04-02-CARS)– Proposed Coatesville Catholic Regional Elementary School – Prepared by EB Walsh & Associates Inc., located at Beaver Creek Road & Route 82. Clock started Tuesday February 26, 2004 and continues until Tuesday May 25, 2004. Representative present was Andrew Eberwein, I have received a review letter from Mr. MacCombie's office. I have been working through it, I don't have many issues with what they are asking, but I do need some discussion regarding landscaping. We need to seek relief from the Supervisors that we are going to proceed and to try to reduce the perimeter buffering. There is perimeter buffering along the sides of the property, along route 82 frontage and as much as we could along the loop street and along the property that will be St. Peter's Parish. The buffer area is provided to the point where we stop which is at the edge of our baseball field. From that point on the land use is on our property and land use on the parish's property would be identical. We are not proposing to do anything back there. If we decide to add an additional ball field, then we would add more buffering. Back in here (referenced drawing) is the Archdiocese property, its farmland and it's a continuation of what we are doing. The parish's drip field is back here (referenced plan) and that will be under ground. It will contain land uses identical to what are there today, with the exception of not being able to plant corn in a drip field. This property line here (referenced drawing) is heavily wooded and was not included in the buffer area. Under the provisions of the ordinance we are permitted to ask the Board to grant us relief. This is the parish property (referenced drawing) next to us. I don't think they are proposing to do anything back there. We are in a residential district and received our special exception, we had a lot more land than typically needed. That is because of the impervious coverage restrictions that you have in your zoning ordinance. We are talking about a ball field next to a farm field. I think they are compatible uses. The number of deciduous trees the ordinance requires, versus the number proposed is thirty-five trees. We have six hundred some trees proposed on this and an abundance of shrubs. In your ordinance you need to provide a certain amount of landscaping for the amount of parking that you have. In our calculations we have a parking lot here (referenced drawing) and in the back. This was included in the thirty six thousand square feet. We did not include the loop street, bus drop area and parent drop off area because they are not parking.

The ordinance states parking, these are private drives. Calculations were based upon the areas where we are parking. We will shift the tract away so we can comply with a twenty-foot buffer along the perimeter. We will be seeking a waiver from the lighting. In Mr. MacCombie's letter he references the lighting under zoning, and I think it's under subdivision. The zoning ordinance references the subdivision. We are proposing less lighting than what the ordinance requires. Another waiver, the ordinance requires a site analysis plan to be prepared and submitted as part of the submission. The site analysis plan goes through a litany of things that you need to provide. Grading, soils, drainage, infiltration analysis, we have done all those testing in various different forms. They have not been put together in a plan. We started this process knowing these things were needed. We started with a sketch plan and went to special exception. We will be asking for a waiver not to do that extra plan step. I think we provide everything with the exception of geology and we will provide the geology if necessary. We have

not encountered any rock in our testing. We have done deep well testing for our infiltration analysis. All the other comments in Mr. MacCombies review letter we will be dealing with and taking care of. We have done our infiltration testing with very good percolation out here, (referenced drawing) the majority of our infiltration will take place there (referenced drawing) and that will infiltrate a two year storm. The two beds that are shown in the end zone (referenced plan) inside the track by the soccer field will not be there because the percolation was bad. Steven Jakatt asked for a motion. Kim Hoopes motioned to table, 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 Tuesday May 25, 2004. Representative present was Greg Poff who stated he was present to hear comments from the Board on the Special Study. Kim Hoopes, the Special Study is pretty thorough. As far a usage for Kimberwick, your saying your using fifty eight thousand two hundred gallons for two hundred and three homes and that comes out to two hundred eighty six gallons per household. Greg Poff, Kimberwick is designed, its not actually operating at that, its designed at fifty eight two. Kim Hoopes are you saying they are using thirty nine thousand. Greg Poff it's around forty.

Steven Jakatt my understanding is that you want to go with Option Two, which is the community system. All of that effluent is going to be from a combination of Swinehart, Kimberwick and Culbertson Village. Greg Poff, that is correct and as well as any other future development. The conditional use order left the door open, that if people responded within a certain period of time we would include them in the design. Janiec is the only one that has responded favorable. We had discussion with Township staff this morning, and will be making adjustments to the way it's presented. We are going to design the conveyance system and work with the Township for that capacity so it will be there if someone decides to come in later. We are not going to design a system at some larger scale without commitment. If someone comes in later they will need to take care of some issues if there is not capacity. Our expectation is, based on the design capacity which has a level of contingency build into it, once the plant is up and running there will be a opportunity for the Township to re-rate it and add a few more people that need it. We are working with the Township staff to include those people. Steven Jakatt, I would like to get opinions from Joseph Boldaz who is not here. Kim Hoopes, the plan seems thorough, I think Option Two seems most practical for you. Taking the gravity line down to Beaver Creek, I don't know where that may end up. Greg Poff, in discussion with Township staff we are going to remove that as an option. Steven Jakatt, what else have you discussed with Township staff. Greg Poff, the service area differential having the option to run the gravity from the Beaver Creek project down the eastern edge of Beaver Creek, then the rest was typographical things. Kim Hoopes, I feel it's a thorough study and I know we need something like this in the Township. Steven Jakatt, I realize the attorney for Costa does not think its coming in, but it is something badly needed. Greg Poff, I was hoping to move ahead this evening with the condition that Joseph Boldaz could offer comments.

Steven Jakatt, I like Option Two. Kim Hoopes, as additional projects hook into this would the drip irrigation be sufficient and will the beds have to be enlarged or will they go back to there sites. Greg Poff, it depends on the geology, once the testing is complete we will have a known capacity in a known area. If there is antequate capacity, I would expect it to be in the Township's best interest for long term operation and maintenance to have centralized disposal and treatment. If the geology does not permit it to be all in one place, there are plenty of areas to spread it around. The case may arise where people may have to pump it all the back to there site and provide area for disposal of the treated effluent. Testing will be under way now that the weather has cleared up.

Suzanne Tucker, 8 Berkley Drive, where will the treatment plant be placed and what does it look like. Greg Poff, the treatment plant will be located in the southwestern corner of the Swinehart property, it's at the low point of the property. There will be some structures there, back up generators, pipes, some concrete structures etc., and it will be visible, although there will be some landscaping. There will be some lighting for security and for operation. We are not there yet for design. I don't know where the lights will be or the intensity. We are still determining

this through the special study process as to the type of treatment and this will guide us towards what the facility will look like.

Ron Rambo, Mr. Poff, this morning you met with Township staff, what was our discussion about the soil and what was the decision of the staff as to what would be better. Mr. Poff, we discussed Option One, the Pennsylvania American Alternative. Steven Jakatt, does the City of Coatesville have enough capacity. Ron Rambo, it is questionable that they do. West Brandywine Township years ago devoted to the Municipal two hundred forty five thousand gallons of capacity per day to ship to the City. We currently ship hundred forty seven to hundred fifty thousand gallons. That leaves us almost two hundred thousand gallons available. The Authority at its last meeting requested engineering and management to write and approach the other entities that purchased capacity to see if they would free it up and sell some back.

We would have viable means to have the sewer go to the city. The Authority would simply be in the transport of the pump station. A conveyance business, rather than treatment business. The Township will be touching base with those entities. The hospital and other entities are not using near what they purchased. We have to approach them to see if they want to sell that capacity. If they are not going to be doing something within the next three to five years and are willing to sell back the capacity, we will have capacity available for Mr. Poff. Kim Hoopes, what about Kimberwick. Ron Rambo, there will be capacity for Kimberwick. Kim Hoopes, if that's a possibility, it would be a better solution than building the treatment plant and would probably be less costly. Mr. Poff, replied no it would not be less costly. We would be building lines and pump stations, and upgrading the pump stations and installing over two miles of force main plus paying for re-purchasing of all back capacity that's previously been sold. That alternative is explored in the special study report in detail, and cost associated with it are essential the same. Kim Hoopes, it's the same cost as 6.9 million, Greg Poff, approximately yes, both options are costly alternatives. To us it makes no difference. We went down this road a year ago and found it infeasible at the time. Today we are still at that point because the Township does not have capacity for us to come in. The Township has agreed to seek out those who have paid for and own the capacity to purchase it back. We have said we are willing to go that way, but we can not stop what we are doing and wait for these things to happen or not happen.

Stephen Jakatt, I am against Option one, you would be taking water away from this area even though its public water and its being pumped down to City. I prefer Option Two, it's keeping the water in this area. John Conti, it's environmentally sound way to do it, keeping the water in the area. Kim Hoopes, I was under the impression Pennsylvania American has no capacity, I would rather see it go down there. Ron Rambo asked Mr. Poff where the water would come to service the station. Mr. Poff, Philadelphia Suburban Water Company. Ron Rambo, are they going to purchase it from Downingtown. Mr. Poff, I don't know exactly where, I believe they have wells. I know there is a well on the Culbertson property, and wells in East Brandywine Township. Ron Rambo, your letter from them states they would have to either go with Cornog or purchase capacity from Downingtown to service the project. Mr. Poff, I don't remember any distinction as to where it was coming from. Ron Rambo, I see it as the same Brandywine Water Shed.

Suzanne Tucker, in our back yard we will be looking at the treatment plant. How loud are these things. Steven Jakatt, there is an open field between her and the site. John Conti, the ones I have seen are not that high and do make some noise. If Option One is selected there will be no treatment plant. Ronald A. Rambo Jr., the only way I can get Costa to agree to public sewer, would be to go with Option One. Joe Obernier, chairman of the Municipal Authority, the pumping station actually have two different form factors, one is where it's partial above ground, the second type is where it's mostly below ground. There is a minor cost difference. I want to suggest that if your going to make suggestions to the BOS, a suggestion for the below ground station be made. Kim Hoopes, in my opinion the preference would be below grade.

Steven Jakatt based on the information before the Board which do you prefer, Kim Hoopes, Option One if the capacity is there, Anita Ferenz, Bob Schini & Stephen Jakatt preferred Option One. Steven Jakatt we will be recommending Option One to the Board of Supervisors.

Mr. Poff, I think you are jumping the gun the capacity is not there. The Board stated they understood that. Paul Voorheers, 31 Ponds End Drive, if your able to pump the sewage off site will that change the configurations of Culbertson Village within. Mr. Poff, replied no, the plans do no change.

Mary Dodds, 31 Ponds End Drive, is Cross Creek considered a part of one of the communities. Greg Poff, replied yes.

Jim Mitchell, 19 Gloucester Drive, at the last meeting in reference to the proposed cut through, I asked who would be responsible for traffic calming measures in the event the cut through was put in, you said you would get back to me at this meeting as to who was responsible. Steven Jakatt, I have not had a chance to do so, and I don't thing our chairman has either. Jim Mitchell, the traffic impact report does not include Gloucester Drive, and Raleigh Drive in East Brandywine Township. Will there be another report that includes these streets that will be impacted.

Kathy Keegan, I would like to ask that a traffic impact study be done on Culbertson Run Road, route 322 for the potential left-hand turn traffic that could occur if the cut through comes in. If that cut through does not go through on Raleigh Drive, Culbertson Run Road ends up devoted to cars. You are going to need some sort of left hand turn lane, turning onto Culbertson off of route 322. Mr. Poff stated that study was done and the Township has it. Steven Jakatt, the Township is doing an entire traffic plan for the whole Township and all of this is included. John Conti, you will be able to bring this up at another meeting, and I want you to know that the presentation made at the last meeting, convinced me that I am totally against the cut through.

Steven Jakatt asked for a motion. Kim Hoopes motioned to table, John Conti 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 Tuesday May 25, 2004. Representative present was Greg Poff. Steven Jakatt asked for a motion. Kim Hoopes motioned to table, John Conti seconded the motion with all members in favor.

Tremoglie, Gregory & Amy, Glenmoore Veterinary Hospital - Preliminary Final Land Development Plan- (04-05-TREM), prepared by Commonwealth Engineers, Inc, located at 3 Andover Road. Proposed expansion to the existing Glenmoore Veterinary Hospital with an expansion of the existing parking lot. Clock started Thursday, March 25, 2004 and continues until Wednesday June 23, 2004. Representative present was James Hagley, Commonwealth Engineers, Inc., and Ross Unruh. James Hagley, the property is located on the north west corner of route 322 and Andover Road, district is RM. Currently there is a existing Veterinary Hospital, the Tremoglies are anticipating a building expansion of five thousand seven hundred and eight square feet that would be a total of eight thousand seventy one square feet of the Veterinary Hospital. We have done the parking analysis, coming up with the required forty one spaces.

Storm Water management would be sub surface, there will be a stone seepage bed located in the front parking lot. We have done soil testing on the property to see if we could get infiltration and have received good soil results. They were eleven inches per hour. We made sure we did pits all over the property. The maximum impervious coverage is fifty percent, and we anticipate, because of the parking requirements we will be over. We are anticipating a pervious paving for approximately six thousand square feet. Maintenance over time you can get some clogging of the upper layer. Steven Jakatt, you almost always get clogging so you need a strict maintenance program to remove that on a regular basis. Will this be part of the plan. James Hagley, we are anticipating that it has to be part of the plan. It's a small lot, when you net out the right of way it's an existing non-conforming plot. We are under on the maximum building coverage and you are allowed thirty percent and we are at twenty.

In order to provide the required parking we are over on the total impervious coverage. Kim Hoopes how much parking would you have to get rid of to be at fifty percent. James Hagley, we would have to get rid of twelve spaces. John Conti asked an estimation of how many parking spaces they thought they would actually need. Mr. Tremogli, approximately thirty spaces that would be needed at one time.

If you look to the northwest part of the parking lot if all that parking is installed there is a portion of that parking lot that intrudes into the buffer area. Even if we don't install all of the parking some day we may have to so we would have to get a variance for that portion of the buffer. It could be buffered with plantings or fence. If you go to the west of the property its another commercial property. The new building would meet the setback requirements and will conform. Ross Unruh, at some point in the future they may lease a portion of the building, it will be the same use as what's there now. The ordinance provides relief from landscaping that can be granted by the BOS's , there is extensive vegetation along the eastern boundary line. (referenced plan) We are going to be applying to the Zoning Hearing Board, do you have any objections to our asking for a variance for the non-conforming use and the buffer relief. Kim Hoopes, I don't have a problem with the use of the building connecting to the existing building. If part of its going to be leased and we are at a impervious question why not discuss the building so there is not a question on over fifty- percent impervious. Ross Unruh, it's the same use, what difference does it make, if he follows the footprint or leasing a portion. Kim Hoopes if you used less that would be less impervious. How many square feet are you over on the impervious. James Hagley, approximately sixty three hundred square feet of the total impervious. We are not over on the building we are under, it's the parking. Steven Jakatt asked for a motion. Kim Hoopes motioned to table, John Conti seconded the motion with all members in favor.

St. Peter's Church – Preliminary Subdivision & Land Development Plan (04-06-PTCHURCH)– Proposed Catholic Elementary School – Prepared by Nave Newell, Inc., located at Beaver Creek Road & Route 82. Clock started March 25, 2004 and continues until Wednesday June 23, 2004. Representative present was Craig Newell, of Nave Newell as well as Drew Taylor from Nave Newell.

Craig Newell, the current site facility of St. Peter's Church does not meet our current needs. The site itself has environmental constraints that did not allow us to build on the property. We appeared before the Zoning Hearing Board and received special exception approval for a religious use within the residential zoning district. We were waiting for the sewer process to play itself out. Evans Mills has done the initial testing. The planning module was submitted and we then submitted our plans. As Andy Eberwein described earlier the school is located to the north side of the project, St. Peter's is located along the south side. We propose to have fifty acres of ground, almost the entire portion to the western side. The reason we need so much ground is so we won't have to go for a variance for impervious coverage. The school and the church are separate submissions. We are able to tie the two designs together. We will have the common entrance out on route 82, there is a center road that goes through the parking areas that will be shared. We will coordinate the design of that. Topographically the well the site happens to be, our site folds within itself. Our disturbance area and the schools fold into theirs. We are on the ridgeline as far as that drive, so its splitting the site drainage sheds. The proposal is for a church and a hall located in the southwest corner of the site, parking located internal to that. There will be a walkway from the school going through the center area to allow the children to go to church. Our parking is here (referenced drawing) toward the east. The rectory will be located furthest to the east. If for some reason there is some growth and our impervious coverage is about twelve percent, there is a little more growth than we can accommodate. Having the rectory in around the parking area would not infringe upon it.

Sewer will be shared, the school will be busy during the weekday and the church will be active during some evenings and on weekends. The disposal fields will be on the church property and the treatment facility will be on the school property. There will be some cross easements that we need to accommodate. They will be sized for maximum use. Storm Water Management, we should have a series of basins to work with the topography and deal with our infiltration.

We are able to do our infiltration instead of the four bays above the basins. Down in the basins there is a storm drainpipe under Beaver Creek and also along route 82. We will be using public water. The sewer application is a joint submission. The school is taking care of the PennDot submission. Ronald A. Rambo, Jr., what percentage of travel to you feel new parishioners will utilize in regards to the Beaver Creek Road. Craig Newell, I have not given any thought to that. Ron Rambo, how close does your property grade to the Costa Home Property located at Beaver Creek. Your property looks like it's within hundred feet of Costa Home Property. Craig Newell, the Archdiocese owns over to Swinehart and that is two thousand feet from the edge of our subdivision. Ron Rambo, Costa Homes will be widening four foot at the end of their property over laying the entire road, I need the rest of Beaver Creek widened. Craig Newell we will look into it. Steven Jakatt asked for a motion. John Conti motioned to table, Kim Hoopes seconded the motion with all members in favor

Conditional Use Application - Stephen B. Janiec – Residential house & barn, located at 1639 Horseshoe Pike, zoned R-3 Residential – Proposed antique dealer in the barn, business office in the farmhouse. Representative present was Stephen Janiec. We will be going through conditional use approval for the house and barn located in the R3 district. I am proposing to put an antique dealership in the barn and convert the house into an office. We are doing this through the preserve of historic structures as stated in the zoning code. Leslie is the antique dealer and will be showing you a power point presentation. The parking lot is proposed for the front, entrance is across from Crag's entrance to the apartments. There are seventeen parking bays, this will be the main parking for the facility. There is also a separate entrance that will be used by large trucks a couple times a year. There are additional twelve spots on the upper part. That would be twenty-nine total. The house is currently used as a rental unit. There will be sidewalks that go from the upper to the lower parking lot. This will be the main entrance to the barn. (referenced drawing) there will be a paddock area. We will meet your lighting code. We want the site to be aesthetically pleasing. There are plans for fencing around the parking area. There will be two upper entrances to the barn in the rear, this will be the main entrance. There is another entrance here (referenced drawing) that leads into a current office. Water and sewage, perc sites have been approved, and we looking to go with on-site sewage for the barn and house. We currently have public water to the barn and house. We need some relief from some conditional use requirements. Since it's a small use on this property, we would prefer not to submit the natural cultural resource analysis, market analysis and traffic analysis.

John Conti recommended sending the Application to the Board of Supervisors so a Conditional Use Hearing date could be set. Kim Hoopes seconded the recommendation with all members in favor.

Meeting reminders were read, the next Planning Commission Meeting is scheduled for Thursday, April 22, 2004.

Steven Jakatt requested a motion to adjourn. John Conti motioned to adjourn at 11:04 p.m., Kim Hoopes seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary