

**PLANNING COMMISSION
MINUTES
October 28, 2004
AGENDA MINUTES**

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, Anita Ferenz,, Bob Schini and John Conti.

John Cassels asked for acceptance of the minutes for the September 23, 2004 meeting, John Conti motioned to accept the minutes, Anita Ferenz 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 Monday, November 29, 2004. No representative was present. John Cassels asked for a motion. John Conti motioned to reject the Schnatz & Rohrer Landscaping Preliminary/Final Land Development Plan (00-05-SCHROH), based on Mr. MacCombies review letter dated February 22, 2001, based on section 1506C for a twenty-four wide perimeter planting strip that is required and the total number of plantings not calculated, unless an extension of time is submitted, Bob Schini 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. John Conti motioned to table the plan and Anita Ferenz 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 Thursday, November 11, 2004. No representative was present. John Cassels asked for a motion. Bob Schini motioned to reject the City of Coatesville Golf Training Facility – Preliminary Land Development, based on Mr. MacCombies review letter dated February 22, 2004, Section 200 –102B5 requiring the minimum of one handicap space for every twenty spaces unless an extension of time is received by November 4, 2004. 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 Friday, November 19, 2004. Representative Scott Emerson stated they were still working on the review letter from Mr. MacCombie and

would be submitting new plans. John Cassels asked for a motion, John Conti motioned to reject the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03- CULSWH), based on Mr. MacCombies review letter dated September 17, 2004 unless an extension of time is received by November 4, 2004, Bob Schini 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 Friday, November 19, 2004. Representative Scott Emerson stated they were still working on the review letter from Mr. MacCombie and would be submitting new plans, John Cassels asked for a motion, John Conti motioned to reject the Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), based on Mr. MacCombies review letter dated September 17, 2004 unless an extension of time is received by November 4, 2004, Anita Ferenz 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 Sunday, October 31, 2004. Representative Vic Kelly who stated we have received Mr. MacCombies review letter and the letter is clean. There are two minor note changes which we will do, and we are here seeking recommendation for Preliminary/Final approval. Ronald A. Rambo Jr., you can give conditional approval based on the establishment of public utility escrow, and submitting seven complete signed and sealed plans. John Cassels asked for a motion. Bob Schini motioned to recommend approval to the BOS's for the Tremoglie, Gregory & Amy, Glenmoore Veterinary Hospital – Preliminary/Final Land Development Plan- (04-05-TREM) conditioned on receipt of approved escrow accounts and seven signed and sealed sets of plans. John Conti 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 Tuesday, November 30, 2004. No representative was present. Extension of time has been received from the applicant. John Cassels asked for a motion. John Conti motioned to table the plan, and Bob Schini seconded the motion with all members in favor.

Catania – Final Subdivision Plan (02-05-CTANA) prepared by Edward B. Walsh & Associates, Inc. – 21 Lots in West Brandywine Township. Location: North side of Hurley. Clock starts Thursday August 26, 2004 and continues until, Tuesday, November 23, 2004. Representative present was Chris Catania who stated the MacCombie review letter is basically housekeeping items that will be taken care of. Name of the plan has been changed to Jamie Lane. The Planning Board felt the issues were housekeeping. John Cassels asked for a motion. Bob Schini motioned to recommend approval of the Catania – Final Subdivision Plan (Jamie Lane) (02-05-CTANA) to the BOS,s pending receipt by the Supervisors, plans incorporating all of the revisions noted in Mr. MacCombies review letter dated October 22, 2004, and the receipt of correspondence from all appropriate outside agencies, 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. Representative Mr. DeHaven stated they received Mr. MacCombies review letter dated October 10, 2004 on October 21, 2004. The engineer that is working on my project is on vacation.

I have been in contact via phone with him concerning the letter. In reviewing the letter most seem to concern the position of the house or the distance to the storm water management field, which are arguable at best. This plan is a minor subdivision; we are looking at taking a twenty-five acre property dividing it into two.

The area where Jack McAndrews house is to be built is on the end of a pasture that used to be pasture, it's been overgrown for the last thirty years. The scientist that did the perc test recommended that area for the house. I have been in front of the BOS's concerning the existing eight hundred feet of unpaved driveway. We want to keep the farm in a rural atmosphere. We have asked for a waiver for the driveway. I am before the Board to request conditional approval of this plan. John Conti, will you comply with Mr. MacCombie's recommendations on the location of the house. Mr. DeHaven, I feel he needs to understand it better; it is not a steep slope where the house is being situated. We would not want to build a house on steep slopes. We would have to come to an agreement on the placement of the house. John Conti, Mr. MacCombie's review letter talks again about the site of the house under storm water management. He says it's going to encroach on steep slopes. Jack McAndrew, the plans that were submitted, thirty to forty feet of what looks like woodlands is actually saplings, popular that grew out and away of the original pasture. I am actually up on the highest part and plan on having a walk out basement. Mr. MacCombie is probably looking at fifteen acres and saying why not put the house in the field. We have horses and need as much pasture as we can get. John Conti, I would feel more comfortable if you would discuss the placement of the house with Mr. MacCombie, only because he mentions this issue about four different times. John Cassels, it's not the house located in steep slopes, the issue I believe is your taking trees down that are in the steep slope areas, and the trees are the best protection for the soils in that area. If the trees are gone, that steep slope will erode. I think that's what the engineer is saying. You are disturbing land in the deep slope zone and that is the issue from my understanding. I understand what you are saying it's an old field that's grown back in. Mr. DeHaven, can we make it conditional on finding the location of the house. John Conti, again we are assuming it's just ivy and brush, this needs to be identified. John Cassels as a policy we do not give approval recommendations unless we get a clean engineering review. I think it will take some discussion with the engineer concerning these issues. John Cassels asked for a motion. John Conti motioned to table the plan, Bob Schini 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, we received Mr. MacCombie's review letter dated October 19, 2004. We have a conditional use plan for seventy-five units and one existing house that is owned by Mrs. Maes. This commission recommended the conditional use plan proceed through the process, one of the conditions was you wanted to see Mrs. Maes lot subdivided out. We should have done that as part of the conditional use submission, we have some stipulation in our agreement of sale, and what we are trying to get Mrs. Maes her lot before we get into the process of conditional use, preliminary plan, final plan for the townhouses that are being proposed by conditional use. We can accommodate that, and that's why we submitted this two lot plan, and what we are hoping is that by December this commission is in a position to recommend final approval to this minor subdivision plan. Mrs. Maes lot would be eased to allow part of the open space of the original tract. The lot will be titled to Mrs. Maes, with restrictions. Mrs. Maes would like to hold this lot and use it much the way she does today. Under Zoning in Mr. MacCombie's review letter he asked about the purpose of the plan and planning waiver. We have used the planning waiver a lot in the past. It's a mythology that the Health Department allows applicants to do a title subdivision plan, no improvements proposed by this plan whatsoever. All the appropriate planning from sewage facility standpoint has to come later. We want to subdivide Mrs. Maes lot out and want to use the remainder of the land as qualified open space through the conditional use plan, but the waiver does not preclude us from future development of the land. I will be writing a letter addressing issues and will be sending this to the Township. John Cassels asked for a motion. John Conti motioned to table the plan and 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 of Lafayette and Hibernia Road. Clock started Thursday, October 28, 2004 and continues until Wednesday, January 26, 2005. Representative present, Dave Shafkowitz who stated they had not received a review letter but wanted to give you some undated information. We have our conditional use pending, we had a hearing last month and another hearing is set for November 3, 2004. We hope in that time frame we will have a review letter to discuss any issues. I will not ask for a recommendation until the Conditional Use is done. (Informational information was submitted to the Board concerning the Elliott Building Group). The Planning

Commission at this time had no questions being there was no review letter from Mr. MacCombie. John Cassels asked for a motion. John Conti motioned to table the plan and Anita Ferez seconded the motion with all members in favor

General Discussion – East Brandywine Townships Official Map – Ronald A. Rambo, Jr. asked the Planning Board for their written comments to be submitted to him concerning the map. He will then comply comments from the Board of Supervisors along with the Planning Board and submit a letter to East Brandywine Township.

Meeting reminders were read; The next Planning Commission Meeting will be Tuesday, November 23, 2004 at 7:30 p.m. Conditional Use Hearing, Wednesday, November 3, 2004 for The Ridings of Hibernia at 7:30 p.m. and the Maes Tract starting at 8:45 p.m. Conditional Use Hearing, Tuesday, November 16, 2004 for The Ridings of Hibernia at 7:30 p.m and the Maes Tract starting at 8:45 p.m. Zoning Hearing Meeting, Monday, November 29, 2004 at 7:30 p.m. for Michael Coomes (A1 Mulch

John Cassels requested a motion to adjourn. John Conti motioned to adjourn at 9:22 p.m. , Anita Ferez seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary