

Meeting Minutes of March 2007 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of March 22, 2007 was called to order at 7:32 p.m. Anita Ferez led the members in the pledge of allegiance. Members in attendance were John Conti, Chuck Dobson, Anita Ferez, Steve Jakatt and Bob Schini. John Cassels and Kim Hoopes were absent.

Action on Minutes of Previous Meetings

Acceptance of February 22, 2007 minutes. Bob Schini motioned to accept the meeting minutes. Steve Jakatt seconded the motion. All members in attendance were in favor to accept the minutes.

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

A review of correspondence by Planning Commission members. No comments.

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

Old Business

Balderston Family LTD Partnership/Swinehart Realty Associates LP – Final Swinehart Subdivision Plan (0403-CULSWH), prepared by DL Howell Associates, located at Culbertson Run & Swinehart Road. Proposed 115 Single Family Dwellings. Clock started Thursday, December 22, 2005 and continues until Thursday, June 7, 2007. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. All members in attendance voted aye.

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, May 3, 2007. Robert D. Smiley, Vice-President of GenTerra was in attendance. He has received the engineer's review letter this date. Without looking at the review engineering wise, we can commit to easily getting 14 – 49 of the 67 comments. The other 18 comments, a dozen of them deal with stormwater infiltration, coordinating with the Conservation District, we will get our engineer to look at and meet with your engineer. Any changes will be incorporated in the plan. There is a conflict pointed out between some landscaping and infiltration. Will correct the conflicts. Asking solicitor to take a look at an access easement, really not an access easement, it is a frontage line. The engineer is asking that he review that and make sure that the trees we are planting don't block any potential future access. It is really not future access, because it goes through wetlands. We will address that. Is still bringing up the waiver issue. He okayed the one waiver for the cartway. The other one is the rolled curb as opposed to upright curb. He still is asking for justification on that. I believe the last time, the PC said rolled curbs seemed to be fine given the limited grades. We will explain that to him the best we can. If still not satisfied, will need to address it. There is vegetation id they want to look at – specimen trees within the area that is going to be disturbed.

Will examine that and confirm that there are or are not ... John Conti motioned to table. Steve Jakatt 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 Tuesday, April 24, 2007. There were no representatives in attendance. Discussion between PC members regarding the issue that the time clock will expire before the next scheduled Planning Commission meeting on April 26, 2007. Ron Rambo stated that representatives of Cobblestone have met with Jim MacCombie and him. Engineer was working on the latest review letter. They are supposed to turn in a letter of extension for the project. But have not as of this date. Steve Jakatt recommends rejection of the plan unless a letter of extension is received based on the engineer's last review letter dated November 27, 2006. John Conti seconded the motion. All members in attendance voted aye.

Bob Schini questioned the time clock date for Brandywine Meadows, which runs until May 3, 2007. The PC will have another meeting and that date, May 3, is the Board of Supervisors meeting, first meeting in May. It was agreed that there would be another meeting and this was not a time issue.

Gudal Subdivision for Harlan Properties (Harlan Corporation), a 12-lot Preliminary Subdivision Plan (GP/HP/01/26/07PSP), prepared by E B Walsh & Associates, Inc, located on the southwest corner of Pratts Dam Road and Union Road. Clock starts on Thursday, February 22, 2007 and continues until Tuesday, May 22, 2007. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. All members in attendance voted aye.

New Business

1. Applecross West/Traditions at Applecross Country Club – Pulte Homes of PA, an Active Age Community Preliminary Subdivision Plan (PHAAC03/01/07PSP), prepared by Horizon Engineering Associates, LLC, located on East Reeceville Road. Clock starts on Thursday, March 22, 2007 and continues until Tuesday, June 19, 2007. Theresa Lemley, Esquire, John Curtin, Pulte Homes, and Jeremy Madaras, Horizon Engineering were in attendance. A few years ago started working with the Township and Brandywine Conservancy to draft an amendment to the open space design option that would provide for age restricted active adult community. Six months later came up with something that everyone was pleased with. In October 2005, that ordinance was enacted and the ordinance created changes that accommodated an active adult community. In December 2005, a Conditional Use application was submitted because every development under the open space design option has to get conditional use approval. After about 5 conditional use hearings, extensive testimony was presented, approximately 30 exhibits were presented, conditional use approval was received on March 1, 2007. On the same date preliminary plans were submitted. Have not received a review letter from the Township Engineer. We are requesting approval for Phase I – 66 units. John Curtin from Pulte Homes will present an overview of what Phase I looks like and what it consists of. There are three changes on the overall subdivision plan that are visual to the eye. First – A cul-de-sac that crosses a stream - 12 lots were removed from that area and placed throughout so the net is still 375 units under the conditional use order. There is no longer a cul-de-sac. The second one - there is no longer full access out through Old Homestead. The only full access now is out to East Reeceville Road, but there is going to be an emergency access through Old Homestead and a second emergency into East Brandywine Township. The basin is still across the street, which was proposed in the conditional use plan. There is an infiltration basin which goes into the over all storm water management basin. That basin does manage the storm water for approximately 200 units so it is for Phase I over designed, but it will be managing

storm water for pretty much the lots on this side of the ridge line. There are 66 lots in Phase I. Open Space B is a water quality storm water management facility but the main basin is across the street on Parcel D. Engineers for the project have changed since the conditional use hearing. We have since switched to Horizon Engineering Associates. Jeremy Madaras is here tonight from Horizon. They have also done the design for Applecross over in East Brandywine.

Questions from PC members were discussed as to what the units will look like. Pictures of the proposed units will be presented at the next PC meeting. In the conditional use process, the price range would probably be set somewhere between \$220,000 and \$380,000. The average square footing of each is about 1900 square feet. They are going to range from 1100 on the low end to 2700 on the upper end. A question/confirmation as to where the storm water being directed out to the street and then across Reeceville to the north was asked. Is infiltration basin A an emergency storm water basin or is that all ...there seems to be two basins? Discussion between the Planning Commission and Jeremy Madaras continued as to the where the storm water is being directed throughout the active adult community, including the engineering design of the systems, perc testing, and 2007 BMPs. Are you going by the new 2007 BMPs? We did keep an eye on the forthcoming BMP manual but basically what we designed this system to was your Township standards and then the CCW rate post construction storm water management model ordinance. So we meet and or exceed the provisions for both the Township and for the model ordinance. The model ordinance is required by the Conservation District for their review, and in turn it is basically required by DEP. It is suggested by the Planning Commission to pull up a new BMP manual. It was noted by Jeremy Madaras that more than half his office went to the training sessions the past month or so. The open space deed that was mentioned previously, was further discussed. There is another infiltration area. Was there any sort of precon meeting with the Conservation District on the erosion control design for this yet? No. We had very extension coordination that we did on Applecross proper so based on that sort of knew what they would be looking for. Another question from the Planning Commission asking if the Conservation District objected to the centralization effectively of the infiltration measures as opposed to the spreading out – that is a question, just curious? Don't want to see you get too far down the road and then get whipsawed by that because that is something that they take seriously. You had the ability to do it on Applecross obviously because you had plenty of area to do it. Here it is a little tighter. Response by Jeremy Madaras was that they have other areas they are going to be looking at for more disbursed water quality. If forced into some sort of on-lot measure then – Our bigger lots we could handle that kind of thing and we do have areas like this, more open, we have sort of the buffer area through here that we can do some stuff. We are keeping our eye on that kind of thing. All the drainage off the footprint of the building is going down and tying onto a main pipe under the road all of it is going down to that one infiltration - right. And the road runoff, the same thing? Yes. From the south side of East Reeceville is going to be coming into a ditch here and then it is going to be captured by yard and piped over.

Continued discussion and questions. The average lot size is 4500. Some core lots larger, good variety. There are 6 different types of units with various footprints. It is not going to be a homogenous development. There is going to be a good mixture of architecture there. The Planning Commission asked if there are any plans for walkways, bike trails; a Comprehensive Plan has been developed with trails that hope to connect eventually. The trails may or may not go through this site. Sidewalks are throughout the development. Pulte Homes would look into possible trails, etc....How many phases do you intend? There will be four phases.

Questions from the Public – Josef Obernier asked if the conditional use order signed by the Board of Supervisors for this project was read? Yes, extensively. Did anybody mention to you about underground detention basin? Underground – No.

Hopefully we will have the engineer's letter have had the opportunity to review the letter by next month's planning commission meeting to be placed on the agenda.

John Conti motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

2. Brandywine YMCA-YMCA of the Brandywine Valley, Preliminary Land Development Plan for additional parking (BYMCA03/01/07PLDP), prepared by Vollmer Associates, LLP, located at 295 Hurley Road. Clock starts on Thursday, March 22, 2007 and continues until Tuesday, June 19, 2007. Ross Unruh, Esquire, Chris Saello, Board Member Chris Smith and Ty Leinneweber. Last year at about this time we were here talking about a zoning change to establish change for the parking lots and at that time we indicated that the YMCA wanted to modify their parking lots to make the existing parking more available for current usage, but that ultimately they have plans to expand the building. The first phase was to reorient the parking so it was most convenient for use of the YMCA. That is why we are here now. Not for the expansion of the building, just the reorienting of the parking. The entrance into the parking lot on the right which is the existing facility is essentially the same. The facility to the south of the swimming pool and the parking area to the south of the pool is new. This is where a lot of the people park on the grass now in the summertime. So this provides that with more substantial parking area. There are 2 new sections. A section where employees park on a gravel area and the more formalized area. Those changes are basically what we are here for – a land development plan. They have done something with the storm water management basin. The plans have been submitted to Jamie MacCombie, we do not have a review. We are hopeful we will have a review for the next meeting. We don't anticipate anything dramatic. It is basically storm water issues. There is not going to be that much else happening. Questions and discussion from the Planning Commission members asked. Are the design and modifications of the storm water management basin made for the whole anticipated build out of all the impervious area and what is needed for the foreseeable future? Yes. We would accommodate for an additional 29,000 square feet of impervious area that includes the parking and the building. Is that a new entrance to the back side of the Y off that back parking lot? No, that is where they have their deliveries now. That is going to be designated as employee parking. Any questions? We will be back next month, hopefully with a review letter.

A question from the public asked how many additional spaces? There will be 103 spaces. One of the things we took the opportunity to do at the same time is relocate all the handicapped parking out front so it is closest to the front door. We have substantial population members with disabilities and currently some handicapped parking is on the east side of the building.

Josef Obernier asked, Does this plan represent the total build out of the parking spaces that the Y anticipates? At what point in time do you expect to come back with the remainder and where is the remainder that is not currently showing, where will that go? No it does not represent the total build out. We don't know when we will be back. I do have a hand out to sketch plan that shows what the next phase will look like. We are not asking for this now, but this is what the plan is if enough money is raised for what will be the next phase. This shows what we anticipate parking requirements for the additional building. This is the ultimate build out? Yes – this is Phase II. What is proposed is what you see here in the picture. But right now, this is what we see in the immediate future.

Josef Obernier noticed that the original lighting has been changed and the changes do not conform to the lighting ordinance. The lighting/light poles are too tall and the light shines across instead of down on the parking area. The poles that are there now are old and are starting to show some stress and are starting to fall down. The poles that were put up are temporary lights. There is a lighting plan in our package that as soon as it can be approved will conform to the lighting ordinance. One of the big light poles fell down and were afraid that somebody would get hurt so they wanted to take them down. We were really concerned about the safety when that pole fell. So our facility manager met with Dale Barnett and Ron Rambo to ask them is it okay if we take these poles down immediately put up these temporaries and they indicated yes. Our intention is, we already had a lighting contractor look at them, our intentions to put new conforming lights up immediately as soon as we get approval to do so, we will comply. That is not an issue. There were additional questions from the Planning Commission as to the timetable of this (expansion). It is a fund driven timetable. The hope is in 2008 to start fundraising taking us into late 2009 – 2009, 2010. The fundraising would be for the expansion of the building.

Josef Obernier, as the Chairman of the Municipal Authority questioned possible increased usage and has this been brought to the Municipal Authority's attention? Ross Unruh responded the issue before the Planning Commission is the parking lots and the parking lots are not being put in to expand the use beyond what they have now. The parking is being reconfigured to make it more convenient. When we expand the building, the sewage usage may be something we have to take a look at. John Conti motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

3. James E. Scott – Final Subdivision Plan (JESS02/27/07FP), prepared by Berger & Hayes, located on Horseshoe Pike (RT 322). Clock starts on Thursday, March 22, 2007 and continues until Tuesday, June 19, 2007. James E. Scott is in attendance. There are 40 some acres. We are splitting off 4 ¼ acres with the intent to marry the 4 ½ acres to the existing 5 acres. We are basically splitting it off to sell it. We are not intending to use it for anything. It is the recollection of the Planning Commission that a previous discussion was that the adjoining owner – Owner 2, Ramgin Inc, is interested in the 4.4 acre parcel just to expand their own and that is it. Do they have any future plans now with a bigger lot to do anything in particular? Mr. Scott had no knowledge of future plans. There was discussion between Planning Commission members and Mr. Scott. It was agreed that the lot line between Lot 2 and Owner 2 is going to become Lot 2, one lot and nothing else. Mr. Scott needs recommendation for approval from the Planning Commission for eliminating the current lot line. There have been no changes from the previous plan that was presented to the Planning Commission. According to the tax parcel numbers, there are 2 separate parcels, 29-02-5 and 29-4-2.5. Now we are dealing with a septic system that had two lots basically. You are partitioning it – that was a separate lot so it is two lots, so you are just eliminating the lot line. It is a lot consolidation plan as opposed to a subdivision plan. The parcel was always zoned, that little piece was always zoned light industrial. So really, now it is being divided on its own. Yes. There is a 50 ft access strip off of Horseshoe Pike. Was that always in place? Or is that effectively what is now being created? Mr. Scott responded that's what is being created. The access strip will stay with the lot. It was the Planning Commission's thought that Mr. Scott did not need any engineering or any kind of review. Chuck Dobson thought this would have to have at least a zoning compliance to make sure that the 50 foot that's marked on the plan is actually marked on the plan the way we are actually seeing it. Ron Rambo noted that everything has been sent out. He submitted a packet. The plan with documentation including a planning waiver, has been sent it to the County Health Department, County Planning Commission and the engineer. JC – So we should just wait for the review. I don't think they are going to say anything. The Planning Commission does not want to push anything along without the proper review on this. The planning waiver will have to appear on the plan at some point. Mr. Scott will have to do a few minor things. A question was raised as to whether there is any issue with the fact there is this flag or flag pole at the 50 foot right of way, well it is not a right of way, it is part of the lot, but the fact that that will be in a different zoning classification, does that matter at all? Ron Rambo respondWill wait for the review letter to come – John Conti motioned to table until we receive the reviews, will take a look at this next month. Steve Jakatt seconded the motion. All members in attendance voted aye.

No other additional comments from PC members or Public.

Meeting Reminders

At 8.33 p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

Donna M. Jones
Planning Commission Secretary