

Meeting Minutes of September 28, 2006 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of September 28, 2006 was called to order at 7:30 p.m. Bob Schini led the members in the pledge of allegiance. The members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Steven Jakatt and Bob Schini. Kim Hoopes and John Conti were absent. Township Manager Rambo was also present.

Action on Minutes of Previous Meetings

Acceptance of August 24, 2006 minutes. Steve Jakatt motioned to accept the meeting minutes noting that Chuck Dobson recused himself. John Cassels seconded the motion. All members voted aye.

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

General correspondence/communications

The Township is in receipt of information with regard to the Open Space Review Board. Bob Schini noted the Planning Commission will have members participating in the Open Space Review Board although it has not formally met yet.

URS has forwarded a request to the Township for the review of the PAWC Act 537 Sewage Facilities Plan Update. Manager Rambo and the Township Engineer are in the process of reviewing the plan update. The Plan is available for the Planning Commission members to review upon request.

Public Comments

There were no Public Comments

Old Business

Schnatz & Rohrer Landscaping Inc. – Land Development Plan (00-05-SCHROH) prepared by Lake Roeder Hillard & Associates – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Saturday, November 25, 2006. There was no representative from Schnatz & Rohrer in attendance. Steve Jakatt motioned to table the Land Development Plan. Chuck Dobson seconded the motion. The motion carried 5 to 0.

Balderston Family LTD Partnership/Swinehart Realty Associates LP –Final Swinehart Subdivision Plan (04-03-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, November 2, 2006. There is no representative in attendance from Balderston/Swinehart. Steve Jakatt motioned to table the Final Swinehart Subdivision Plan. John Cassels seconded the motion. The motion carried 5 to 0.

Chester Point Development 2-lot Preliminary Subdivision (CPDC/05/11/06PSP) prepared by Dunlap & Burrell. LLC located on Gabel Road. Clock starts on Thursday, May 25, 2006 and continues until Sunday, October 22, 2006. Philip Zalkind representing Chester Point stated that they received a letter from Manager Rambo noting this plan should be considered as a Preliminary/Final Plan. There were no comments on Jim MacCombie's review letter. Steve Jakatt motioned to recommend acceptance of the plan to the Board of Supervisors (BoS). Chuck Dobson seconded the motion. The motion carried 5 to 0.

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 Wednesday, October 25, 2006. Bob Smiley representing GenTerra was in attendance. Mr. Smiley noted Jim MacCombie's review letter dated September 18, 2006 and stated that the plan needs to be revised and resubmitted to the engineer. There are several issues that need to be clarified on the plan. Mr. Smiley suggested a site visit noting that there is a PECO line, fifty foot of woods, and a gas pipeline. There is nowhere to put a buffer in along there. Steve Jakatt asked if they could put a trail in there. Mr. Smiley stated he didn't know if they had permission from either entity to put a trail in, but is willing to do that.

Mr. Smiley noted several issues from Jim MacCombie's review letter; emergency access easement, rolled curb, stormwater issues, grading, riparian buffer, and swales that go down through shared property lines. Mr. Smiley noted that the Township's Engineer doesn't seem to be in favor of the swales. This is something that they need to discuss because it will significantly alter some design if they stick to that recommendation. Mr. Smiley noted that they will also have sidewalks which are not delineated on the Land Development Plan. Mr. Smiley questioned if streetlights are required and noted Jim MacCombie's comment on page 12. Manager Rambo noted that Mr. Smiley's plan depicts them. Mr. Smiley stated he would remove the streetlights if it were the Township's practice not to require them; they can make sure that the intersection where the loop road comes in off of Highspire Road is lit. Manager Rambo stated that the Township has not required any lighting; it becomes an issue as far as maintenance upkeep and electricity costs. Mr. Smiley noted they would clean things up, remove the streetlights, if there is an issue that is not housekeeping, they will incorporate it to the best of their ability. If they have to test and their test results are not done, they will indicate that tests are underway.

Steve Jakatt noted there was prior discussion about Indian Run Village's septic system and asked Mr. Rambo if that has progressed. Manager Rambo answered that they have submitted a planning module that shows a drip irrigation community system that is under review. It has been said that is not what the Township wants. The BoS are currently in the process of looking at the Township's Act 537. There is still an issue of where sewer will go. Manager Rambo noted that they have discussed this and in the Township's Act 537 they do have capacity being planned for this area through PAWC. The thought is to try and get Indian Run Village to decommission their plant, have GenTerra build a pump station that would handle their needs and Indian Run's, pump it to Janiec, Janiec's sewer would gravity flow into the Township's system, which would flow to Bentley and eventually end up at the PAWC system for treatment. PAWC needs to expand their system, which they are in the process of doing. They are trying to get it on line by January 1, 2009. The intent is to remove the stream discharge plant from the Indian Run area.

Mr. Smiley submitted an extension letter that will run until February 1, 2007. John Cassels asked if they were going to have a problem with crossing the pipeline. Mr. Smiley's stated that the Engineer wants approval from the pipeline company and also wants to see the pipeline cross-section so he

knows what the depth is. The Planning Commission will do a site visit of the property next month. There were no further comments. John Cassels motioned to table Brandywine Meadows Preliminary Subdivision Plan. Steve Jakatt seconded the motion and the motion carried unanimously with a vote of 5 to 0.

New Business

There was no New Business.

Sketch Plan Submissions

James E. Scott, 2-lot subdivision, plus an add-on of one lot, prepared by Berger & Hayes (Lake, Roeder, Hillard & Associates) on behalf of Jim Scott. Manager Rambo noted this property is located between B.L. Myers and Lyons and Hohl. Jim Scott gave a brief summary of his sketch plan. The existing building used to be the old Gallagher Equipment building in the 80's. Discussion ensued. Finding no objections, members of the Planning Commission agreed for Jim Scott move forward with his plan.

Gudal Tract, 17 single family 1-½ acre lots at the intersection of Union and Pratts Dam Road. Plan prepared by E. B. Walsh & Associates, Inc. on behalf of Harlan Corporation. Andy Eberwein noted the Township is in receipt of a sketch plan that was submitted with their application and there were some minor changes. Mr. Eberwein gave a brief summary of his sketch plan and noted they went before the BoS last week. The BoS requested that they switch the lot line to preserve the woodland. The woodlands would then be in the back of the houses and the septic systems would be in front of the houses in the field. The plan is straightforward with the Township Zoning Ordinance. Mr. Gudal will maintain a thirteen-acre tract. Discussion ensued regarding the road, site distance, and grading. They will consider widening Union Road between Pratts Dam Road and Hibernia Road to be consistent with the rest of the road. Chuck Dobson suggested that they restrict the building envelope such that it doesn't go way back into the woods to preserve the woodland corridor. Mr. Eberwein stated they would do what they could to preserve the corridor of trees. Finding no objections, members of the Planning Commission were okay for Harlan Corporation move forward with their plan.

General Discussion by Planning Commission (as needed)

Bob Schini asked Manager Rambo if someone would be appointed secretary of the Planning Commission. Manager Rambo answered he didn't know what he was going to do yet and asked if a Planning Commission member would like to be appointed secretary.

John Cassels noted he read through the Open Space information and there was some good material provided by East Bradford. The last BoS meeting was a preliminary meeting; there will be formal action at the next BoS meeting where they will appoint all of the Planning Commission members and two members from the Parks and Recreation Board. Manager Rambo will talk to the BoS regarding John Cassels being appointed interim Chairman until such time that the Open Space Review Committee has their first official meeting. Manager Rambo will incorporate the bylaws that East Bradford has established to consider adoption at the Open Space Review Committee meeting.

There was discussion regarding the Planning Commission's attendance at the BoS meeting.

Review and comment on proposed Ordinance NO. 06-10, changes pertaining to the Floodplain section of the Zoning ordinance. Manager Rambo noted Ordinance NO. 06-10 amends the Township's existing floodplain ordinance section within the zoning ordinance to comply with the federal insurance

administration law changes, it add definitions, amends certain other sections to add things pertaining to the one hundred year flood as identified in the flood insurance study, as well as the associated maps. It also adds uniform construction code coordination and development. Bob Schini asked if this has to be added into the ordinance for the purpose of the people who live in the floodplain for insurance. Manager Rambo answered yes; this will permit people to participate in flood insurance. Manager Rambo noted this just meets the minimum requirements; it doesn't do anything else but make the Township comply with the minimum requirements of the law, so that people are eligible for floodplain insurance. Chuck Dobson stated that the mortgage company makes you get floodplain insurance as part of your mortgage commitment if just a corner of your property is touching a floodplain. Manager Rambo stated if the Planning Commission has any concerns with the way that it is written, they should be presented at the Hearing.

Adjournment

With no other business to discuss, Chuck Dobson motioned to adjourn at 8:47 pm. Steve Jakatt seconded the motion with all members in favor.

Ronald A. Rambo, Jr.
Acting PC Secretary