

Planning Commission Meeting Thursday, October 28, 2010 Minutes

The West Brandywine Township Planning Commission meeting of September 23, 2010 was called to order at 7:30 p.m., by Steve Jakatt, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Anita Ferenz, Kim Hoopes, Steve Jakatt, Bob Schini and Chuck Dobson who arrived at 7:36 p.m.

Action on Minutes of Previous Meetings

The acceptance of the September 23, 2010 minutes was presented. Bob Schini motioned to accept the minutes with Kim Hoopes seconding the motion. All members present voted in favor of the motion to accept the minutes.

Correspondence/Communications (developer related)

The PC noted that they were in receipt of various pieces of correspondence that would be discussed as they were brought up throughout the meeting.

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

Kristin Camp, Esquire was in attendance to discuss her clients request to re-zone the property of 1403 Horseshoe Pike from R-2 to RMU. A presentation was made to the Planning Commission showing how the property could be developed if it were to be rezoned RMU. Representatives from Kimmel/Bogrette Architecture, DL Howell Engineers and Traffic Planning and Design presented a plan of the property as a Village Shopping Center consisting of the existing historic residence, a pharmacy, a bank, a day care and an office complex.

A review of the overall layout, i.e., stormwater, parking, screening & buffering, building placement, etc. was presented by DL Howell, the architecture of the building, i.e. façade treatments, building layout, etc. was presented by Kimmel/Bogrette and the traffic improvements to the roadways leading to the site, i.e. the intersection of Springton Road/ Horseshoe Pike/Little Washington Road and Culbertson Run Road (turning lanes decal lanes, through lanes) was presented by Traffic Planning and Design.

Throughout the presentation, members of the Planning Commission, except that of Ms. Anita Ferenz as she recused herself, asked questions with regards to the proposed re-zoning of the parcel. Discussions with regards to the benefits as well as the issues that may come about with this project were heard. There was a split consensus of the Commission with regard to the request. The Commission agreed to visit the site prior to the issuance of a letter to the Board of Supervisors for use at the upcoming public hearing for Ordinance NO. 2010-01.

Old Business

Brandywine Meadows (GenTerra Corporation), 49-lot Preliminary Subdivision Plan (BM-GC/07/27/06PSP) prepared by Bursich Associates, Inc located on the north side of Highspire Road. Clock starts on Thursday, July 27, 2006 and continues until Monday, December 27, 2010. There was no one present to discuss the plans. Kim Hoopes motioned to table the plan followed by a second by Anita Ferenz. There were no additional questions or comments. All members present voted aye to table the plan.

Cycle Max – Preliminary Title Plan – Proposed Self Storage – (CYCLEMAX072208LDP), prepared by DL Howell Civil Engineering & Land Planning, located at 1816 Horseshoe Pike, Honey Brook, PA. Clock starts

on Thursday, July 24, 2008 and continues until Monday, January 10, 2011. There was no one present to discuss the plans. John Conti motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members present voted aye to table the plan.

Hammell-O'Donnell Business Park– Preliminary Subdivision and Land Development Plan – (HAM-O'DON061109PSLDP), located along Chestnut Tree Road, north of the intersection with Rt 322, West Nantmeal & West Brandywine Township, Chester County, PA prepared by Commonwealth Engineers, Inc. Clock starts on Thursday, June 25, 2009 and continues until Thursday, December 23, 2010. There was no one present to discuss the plans. Chuck Dobson motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members in attendance voted aye to table the plan.

North Brandywine Middle School, Final Land Development Plan (01-2010-NBMS), located on Reeceville Road in Caln and West Brandywine Township's (parking, stormwater facilities and sport fields in WBT), prepared by Kurowski & Wilson, LLC on behalf of the CASD. Clock starts on Thursday, January 28, 2010 and runs until Wednesday, January 26, 2011. There was no one in attendance to discuss the plans. Kim Hoopes motioned to table the plans, followed by a second by Chuck Dobson. Being no other comments or discussion, all members in attendance voted aye to table the plan.

Pulte Homes of PA, Del Webb at Applecross Phase II to IV, 305 units, Preliminary Subdivision and Land Development Plans (PH/PA-DW/A-03/25/10), located on East Reeceville Road prepared by Wilkinson & Associates. Clock starts on Thursday, March 25, 2010 and runs until Friday, February 18, 2011. There was no one present to discuss the plans. John Conti motioned to table the plan, followed by a second by Chuck Dobson. Being no other comments or discussion, all members in attendance voted aye to table the plan.

Lot-line Change by Stephanie N. Supplee for the Mae Marie Property (SNS/MM-RA-05/26/10), located at 1281 N. Manor, Final/Minor Subdivision Plan prepared by Register Associates, Inc. Clock starts on 09/23/10 and runs until Wednesday, December 22, 2010. There was no one present to discuss the plans. After some brief discussions by the Commission, it was noted that the items in the various review letters were minor in nature and that the plan should be moved onto the Board of Supervisors. John Conti motioned to recommend approval by the Board of Supervisors conditioned upon addressing all outstanding agency reviews. This motion was seconded by Kim Hoopes. Being no other comments or discussion, all members voted in favor to recommend conditioned final approval to the Board of Supervisors.

New Business

2 lot Preliminary/Final by Pulte Homes of PA, Limited Partnership (PHPA-PFS-10/28/10) located on East Reeceville Road, prepared by Wilkinson & Associates, Inc. Clock starts on 10/28/10 and runs until Wednesday, January 26, 2011. After discussions with Sam Carlo, applicant and Zarro, Alyson Counsel, with regard to the application, Chuck Dobson recommended conditional preliminary/final approval to the project. The conditions would be that Pulte Homes would need to address any and all outside agency review comments prior to the signing and recording of the plans. John Conti seconded the motion to recommend conditioned approval. Being no other comments or discussions, all members voted in favor to recommend conditional preliminary/final approval to the Board of Supervisors.

Conditional Use Hearing Submission

Earl Cook was present to discuss his Conditional Use Application with regard to 186 Patriot Lane of the Hide-Away Farms Project (Historic House and Barn-Re-Use) took place. The site in of the application was that of the farmstead created under the prior planning approval. Members of the Planning Commission were not supportive of the application as presented. John Conti recommended that the applicant not be permitted to move forward, seconded by John Cassels. In a vote of the Commission, it was 4 against the application and 3 for the application.

Upon hearing the decision, Earl Cook advised the Board that he would return at the November 2010 meeting with additional information and renderings for the Commission's review and consideration.

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Discussion on the proposed zoning map change and zoning ordinance amendments noted under correspondence. The Planning Commission is to forward a written letter to the Township Manager for presentation at the upcoming hearings. The Planning Commission selected Saturday, November 6, 2010 at 7:30 a.m. to perform a site visit of the Horseshoe Pike area with regard to the zoning map change request, Ordinance NO. 2010-01.

Meeting Reminders

The upcoming meeting reminders of the various Township organizations were read aloud.

Adjournment

At 9:41 p.m. John Conti motioned to adjourn the meeting. Chuck Dobson seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Planning Commission Secretary