

Meeting Minutes of May 2009 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of May 28, 2009 was called to order at 7:42 p.m. Chuck Dobson led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Chuck Dobson, Anita Ferez, Steven Jakatt, and Bob Schini. Kim Hoopes was absent.

Action on Minutes of Previous Meetings

Acceptance of April 23, 2009 minutes. Steve Jakatt motioned to accept the minutes of April 23, 2009. Bob Schini noted a correction – “The PC would like to recognize John Cassels (not John Conti as typed in the minutes) for his hard work on the Icedale Meadows project.” Anita Ferez seconded the motion with correction. A motion was made and seconded. There was no discussion. All members who were in attendance at the March meeting voted in favor of the motion to accept the minutes.

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

Chuck Dobson noted there are 5 items under General Correspondence/Communication. Developer Related Correspondence/Communications – Chuck Dobson read the 7 items. A note – Did the recommendation the PC had regarding feelings on the revised conditional use make it to the BoS? It did. There was no feedback. John Cassels stated he did give a report at the last Supervisors’ Meeting and told them the PC recommendation and they offered no comment.

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

No Public Comments

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 Friday, July 17, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. A motion was made and seconded. All members in attendance voted aye.

Brandywine Manor (Eck Property) Harlan Corporation - 10 Lot Preliminary Subdivision Plan (BM(Eck)/080307/PSP), prepared by Edward B. Walsh & Associates, Inc, located on Germany Hollow Road. Clock started Thursday, August 23, 2007 and continues until Monday, July 27, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. A motion was made and seconded. All members in attendance voted aye.

Pulte Homes of Pennsylvania, L.P./Del Webb at Applecross – An Active Age Community -- Final Subdivision and Land Development Plan (PHAAC03/01/07FSP), prepared by Horizon Engineering Associates, LLC, located on East Reeceville Road. Clock starts on Tuesday, December 18, 2007 and continues until Friday, July 17, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. John Conti seconded the motion. A motion was made and seconded. All members in attendance voted aye.

Herbert J. & Helen M. Mosteller Minor Subdivision and Land Development – (Mosteller/070808/MSDLDP), prepared by Berger & Hayes – Stapleton & Leisey, located 507 Hibernia Road, Coatesville, PA. Clock starts on Thursday, July 24, 2008 and continues until Monday, July 20, 2009. Herbert Mosteller and Keith Tarvin, P.E., Berger & Hayes were in attendance. Chuck Dobson stated that, as a matter of clarification, there was a meeting with Mr. Mosteller. There was a site walk and we have a much better sense of the property. No decisions were made at the meeting. Basically, what we were going to do is take it under advisement and at this meeting we were going to discuss the findings and figure out exactly we wanted to do. Anita Ferenz, Steve Jakatt, John Cassels and myself (Chuck Dobson) were there for the site walk. We have the May 12th letter from your office (LRHA). Chuck Dobson stated what was seen on the site walk. As shown on the plan, there is an open field, an existing tree line here, which seems fine. This entire property line was heavily screened. It seems reasonable that this entire area is going to remain as is. There is a question about the vegetative buffer along Telegraph Road. With the amount of frontage we have here and the adjacent joining property owner, I know that there have been some modification to Lot #5. As far as the frontage along Telegraph Road, site distance is going to be one of the compelling factors there. I don't really think that it is appropriate to buffer that very heavily. We have this stretch along Hibernia Road, which seemed like it could use some buffering and this area here where there was some vegetation, but certainly I think an augmentation of the buffering would be something we are looking for. John Cassels stated the other thing is the opportunity for the riparian buffer as noted in the Comp Plan. Right now it is overgrown. There is certainly an opportunity to add some trees there. I don't think it needs a riparian plan. About half of it is pretty much under cover. The front half is not. Mr. Mosteller it is a straight line. There is about 75 feet of growth from the stream to the field. We are talking about planting trees that like wetlands, but spaced 50 feet on either side of the stream and once they grow to maturity, that stream is all under shade. Discussion continued between Mr. Mosteller and the PC. Chuck Dobson stated that what the PC wanted to know what would you be required to do if you had to strictly adhere to the ordinance. Discussion continued as to what was noted on the plan. The objective for this meeting tonight was when you came in, we would give you the direction you need regarding this issue, solve it and move on.

Robert Schini motioned to recommend to the BoS that the applicant comply with the perimeter buffer requirement as outlined in Section 107 D of the Township Zoning Ordinance for all property lines except for the western property line, the northern property line, and the property line adjacent to Hibernia Road, north of the existing tributary, in consideration for the applicant agreeing to plant a 50' wide stream buffer going from Hibernia Road approximately 200' to the west until it meets the existing tree line. Steve Jakatt seconded the motion. Motion made and seconded. All members in attendance voted aye.

There are four (4) waivers noted on the plan. Discussion between Keith Tarvin and the PC continued regarding the waiver requests and the review letters and response letters received to date. Chuck Dobson stated he would like to act on the waivers at one time. John Conti made a motion to table. Steve Jakatt seconded the motion. A motion was made and seconded. All members in attendance voted aye.

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 Sunday, July 19, 2009. There were no representatives in attendance. John Conti motioned to table. Steve Jakatt seconded the motion. A motion made and seconded. All members in attendance voted aye.

New Business

Sketch Plan Submissions

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Meeting Reminders

Adjournment

At 9:04p.m. Steve Jakatt motioned to adjourn the meeting. John Conti seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary