

Meeting Minutes of December 2007 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of December 18, 2007 was called to order at 7:30 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Steven Jakatt and Bob Schini. John Conti and Kim Hoopes were absent.

Action on Minutes of Previous Meetings

Acceptance of November 20, 2007 minutes. Steve Jakatt motioned to accept the minutes. Bob Schini seconded the motion. All members in attendance were in favor to accept the minutes.

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

There was a review of correspondence by Planning Commission members. Correspondence will be discussed under Old Business/New Business.

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

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 Thursday, February 7, 2008. There were no representatives in attendance. Steve Jakatt motioned to table. Chuck Dobson 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 Saturday, January 19, 2008. There were no representatives in attendance. Steve Jakatt motioned to table. Chuck Dobson seconded the motion. Anita Ferenz asked that Steve Janiec be notified that the time clock runs before the next meeting of the Planning Commission. Steve Jakatt withdrew the motion to table. Steve Jakatt motioned that unless a letter of extension on Cobblestone @ Horseshoe Village is received, a motion is made to reject the Plan based on Subdivision Land Development Section 167-23 C(2)(f), C(2)(i), C(3)(a), C(4)(a); Section 167-26; Section 167-61 M(1)(i), M(3), and anything else covered under the August 23, 2007 review letter of MacCombie's office. Chuck Dobson seconded the motion. All members in attendance voted aye.

Beaver Creek, Beaver Creek Realty Associates LP, Preliminary Land Development Plan (BC/060607/PLDP), prepared by Nave Newell, located Horseshoe Pike across from Highspire Road. Clock starts on Thursday, June 28, 2007 and continues until Friday, December 21, 2007. There were no representatives in attendance. We received an extension until February 22, 2008. Steve Jakatt motioned to table. John Cassels seconded the motion. All members in attendance voted aye.

Culbertson Village – Commercial, Culbertson Realty Associates LP & Magothy Investment Partners LP Preliminary Land Development Plan (CV-C/060607/PLDP), prepared by D L Howell, Civil Engineering & Land Planning, located 1548 Horseshoe Pike, Honey Brook, PA. Clock starts on Thursday, June 28, 2007 and continues until Friday, December 21, 2007. There were no representatives in attendance. We received an extension until February 22, 2008. Chuck Dobson motioned to table. John Cassels seconded the motion. 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 Tuesday, February 8, 2008. There were no representatives in attendance. A letter was received regarding a request for a cul-de-sac length waiver. Steve Jakatt motioned to table. John Cassels seconded the motion. All members in attendance voted aye.

New Business

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 Monday, March 17, 2008. There were no representatives in attendance. Steve Jakatt motioned to table. Chuck Dobson seconded the motion. All members in attendance voted aye.

Sketch Plan Submissions

General Discussion by Planning Commission

John Cassels questioned whether he needed to go to the BoS in regards to the appraisal. A copy of the appraisal was sent to all members of the Open Space Review Board. It was asked if the issue is whether to recommend whether or not we spend the money on that. Brandywine Conservancy is asking if we are in or not. Comments are to be compiled and sent back to the Conservancy. The appraisal provides a valued estimate for them; they can donate whatever they want. It is not like we have an obligation to spend our money. Discussion ensued between Planning Commission members as to the land appraisal. Going back to the open space priority plan, the farmland preservation, natural resource protection and the trail and freeway; this fits into the natural resource protection. Riparian and hydric soils, wetlands and forests. We are not trying to preserve agriculture here. We are to share the costs with another township and I think there is more developable land in their township than in our township. Chuck Dobson asked what the portion in West Brandywine is currently being used for or what was its most recent use in the past? John Cassels responded a historical home site and pasture. Not agriculture, pasture. Steve Jakatt stated that he is in favor of presenting to the BoS that only 6 or 6 1/2 acres are developable and that we recommend something in between. Chuck Dobson suggested a reasonable market value for the unconstrained land per acre basis. Bob Schini asked if this seemed like a reasonable appraisal. It was agreed it was.

Meeting Reminders

Adjournment

At 7:56 p.m. Steve Jakatt motioned to adjourn the meeting. Bob Schini seconded the motion. All members in attendance voted aye.

Donna M. Jones
Planning Commission Secretary