

**PLANNING COMMISSION  
MINUTES  
September 23, 2004  
AGENDA MINUTES**

The West Brandywine Township Planning Commission meeting was called to order at 7:30 p.m., John Cassels led the members in the pledge of allegiance.

Those members in attendance were; Joseph Boldaz, John Cassels, Anita Fernez, Steven Jakatt, and Bob Schini. John Conti took his seat at 7:33 p.m.

John Cassels asked for acceptance of the minutes for the August 26, 2004 meeting, Steven Jakatt motioned to accept the minutes, with any comments to be given to the Planning Commission Secretary within a week. Joseph Boldaz seconded the motion with all members in favor.

First item under old business; Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan (00-05-SCHROH) prepared by Berger & Hayes – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Monday, November 29, 2004. No representative was present. John Cassels asked for a motion. Steven Jakatt motioned to table the Schnatz & Rohrer Landscaping Preliminary/Final Land Development Plan (00-05-SCHROH), John Conti seconded the motion with all members in favor.

Brandamore Golf Course - Preliminary/Final Land Development Plan (00-10-BDMGOLF) Golf Course/Club House/Maintenance Building. Prepared by R.K.R. Hess Associates, Inc. Clock started Tuesday November 21, 2000. Letter was received from the applicant granting the Township an open-ended extension of time. No representative was present. John Cassels asked for a motion. John Conti motioned to table the plan and Steven Jakatt seconded the motion with all members in favor.

Hide Away Farms - Preliminary Subdivision & Land Development Plan, (By-Right) (01-02-HAFARMS) Hide Away Farms, property located at Special School Road. Prepared by Nave, Newell & Stampfl, Ltd. – 47 Lots in West Brandywine Township. Clock started Thursday June 28, 2001 and continues until Tuesday September 25, 2001. Remains open, nothing new to discuss.

City of Coatesville Golf Training Facility – Preliminary Land Development (03-01-CCGTF) – Proposed Municipal Golf Facility – Prepared by Carroll Engineering Corporation. Proposed Municipal Golf Facility, located at Pratts Dam Road. Clock started Thursday, May 22, 2003 and continues until Thursday, November 11, 2004. No representative was present. John Cassels asked for a motion. Steven Jakatt motioned to table the City of Coatesville Golf Training Facility – Preliminary Land Development, John Conti seconded the motion with all members in favor.

Coatesville Area Regional Catholic School – Preliminary Subdivision & Land Development (04-02-CARS)– Proposed Coatesville Catholic Regional Elementary School – Prepared by EB Walsh & Associates Inc., located at Beaver Creek Road & Route 82. Clock started Tuesday, February 26, 2004 and continues until Friday, October 22, 2004. Representative, Andrew Eberwein stated he was before the Board to seek conditional preliminary plan approval. Mr. MacCombies review letter dated August 4, 2004, recommends the plan is an acceptable format to meet the requirements for preliminary plan submission. The modules are at the DEP, there are four items with the

Conservation District to resolve and the letter to PennDot has been submitted. We have done all the housekeeping items suggested in Mr. MacCombies review letter. We will clean up all comments and submit a new plan to Mr. MacCombies office. We will come back with a final plan after the modules have been approved. Waivers have been granted by the Board of Supervisors. The waivers will be put on the Final Plan submission. John Cassels asked for a motion. Steven Jakatt motioned the Planning Board recommend to the BOS's approval of the Coatesville Area Regional Catholic School – Preliminary Subdivision & Land Development (04-02-CARS), contingent on cleaning up Mr. MacCombies comments on review letter dated August 4, 2004, a favorable review from the Conservation District and outside agencies. John Conti seconded the motion with all members in favor.

Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03-CULSWH), prepared by DL Howell Associates, located at Culbertson Run & Swinehart Road. Proposed 115 Single Family Dwellings. Clock started Thursday, February 26, 2004 and continues until Friday, November 19, 2004. Representative Craig Poff stated they received Mr. MacCombies review letter. There were a number of items that generally address engineering comments concerning the Conditional Use Order of Zoning. There seems to be some need for discussion with the Townships engineer and Township staff. We are working at setting up a meeting with Mr. MacCombie and Mr. Rambo to discuss these issues. There are also some technical items to discuss with our engineer. John Cassels asked for a motion, Steven Jakatt motioned to table the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03-CULSWH), Joseph Boldaz seconded the motion with all members in favor.

Culbertson Realty Associates LP – Culbertson Village Preliminary Subdivision Plan (04-04-CULVILLAGE), prepared by DL Howell Associates, located at Horseshoe Pike & Swinehart Road. Proposed 178 Townhouses. Clock started Thursday February 26, 2004 and continues until Friday, November 19, 2004. Representative Craig Poff stated they received Mr. MacCombies review letter. There seems to be some need for discussion with the townships engineer and township staff. We are working at setting up a meeting with Mr. MacCombie and Mr. Rambo to discuss these issues. John Cassels asked for a motion, Joseph Boldaz motioned to table the Balderston Family LTD Partnership/Swinehart Realty Associates LP – Preliminary Subdivision Plan (04-03- CULSWH), Steven Jakatt seconded the motion with all members in favor.

Tremoglie, Gregory & Amy, Glenmoore Veterinary Hospital - Preliminary Final Land Development Plan- (04-05-TREM), prepared by Commonwealth Engineers, Inc, located at 3 Andover Road. Proposed expansion to the existing Glenmoore Veterinary Hospital with an expansion of the existing parking lot. Clock started Thursday, March 25, 2004 and continues until Sunday, October 31, 2004. Representative James Haigney, stated they needed to get a waiver on landscaping from the BOS's. In August we received a recommendation from the BOS's dated August 16, 2004, which outlines the BOS's recommendations on landscaping. (At this time James Haigney read the letter dated August 16, 2004). James Haigney, the site is an existing non-conforming lot, we did the best we could with the landscaping. It was suggested money in escrow would be set aside and the township would have the ability upon landscaping completion, if they would want additional plantings the money would come out of escrow. We felt this would be a good solution.

We have addressed and complied with Mr. MacCombies review letter dated August 16, 2004, with a response letter dated September 9, 2004. As of this time we have not heard back from Mr. MacCombies office. In our response letter we gave a detailed account of the sewer flows. Based on the sewer bills for the applicant, we came up with water estimated flow rates; we were only allowed 300 gallons per day. We were at approximately 241 gallons. We may have additional flows, but we don't believe based on the nature of Mr. Tremoglies business that there is going to be a huge expanse of flow. Mr. MacCombie has not looked at the numbers given him at this time. The Tremoglies are charged per flow, since he is tapped in and charged per gallon rate how much further do we need to pursue this comment. Ronald A. Rambo Jr., Township Manager, the collection system can handle additional flow. The connection is based on EDU's, if it goes above 300 gallons, it will require another EDU. James Haigney, we are aware of that. At this stage we have satisfied Mr. MacCombies requirements for the stormwater management ground water infiltration design. Regarding the execution of the maintenance agreement

for the drainage agreement that is something that the applicants' attorney can prepare and we are willing to make that contingent upon approval.

Joseph Boldaz, we usually wait for a clean letter from Mr. MacCombie, and being this is a preliminary final I feel we should hold off and wait until we have a clean letter. Mr. MacCombie has yet to address the letter dated September 9, 2004 from Commonwealth. James Haigney, what happens when the letter keeps changing over time, and additional comments that were never on the previous four letters start to show up. How clean is clean. Joseph Boldaz, if this were a preliminary I would feel more comfortable passing it on to the BOS's.

John Cassels asked the applicant for an extension of time.

Mr. Rambo suggested the applicant get contract agreements for the cost of all public improvements so they can get that to Mr. MacCombie before the next Planning Commission meeting. This should meet what is proposed on the plan so a clean review letter can be written.

John Cassels asked for a motion. Joseph Boldaz motioned to table the plan, Bob Schini seconded the plan, all members were in favor for the exception of Steven Jakatt who was opposed. Steven Jakatt felt the plan should be recommended to the BOS's.

St. Peter's Church – Preliminary Subdivision & Land Development Plan (04-06-PTCHURCH)– Proposed Catholic Church – Prepared by Nave Newell, Inc., located at Beaver Creek Road & Route 82. Clock started Thursday, March 25, 2004 and continues until Tuesday, November 30, 2004. No representative was present. John Cassels asked for a motion. John Conti motioned to table the plan, and Steven Jakatt seconded the motion with all members in favor.

Catania – Final Subdivision Plan (02-05-CTANA) prepared by Edward B. Walsh & Associates, Inc. – 21 Lots in West Brandywine Township. Location: North side of Hurley. Clock starts Thursday August 26, 2004 and continues until, Tuesday, November 23, 2004. No representative was present. John Cassels asked for a motion. John Conti motioned to table the plan, Steven Jakatt seconded the motion with all members in favor.

First item under new business, McAndrew-DeHaven Property- Minor Two Lot Subdivision (04-07-MCADEH), prepared by Commonwealth Engineers, Inc. – Proposed two-lot subdivision, located at 184 Hibernia Road. Clock started Thursday, September 23, 2004 and continues until Tuesday, December 21, 2004. Representative Mr. Andrew stated they have moved their horses up onto the property and are living on the property at this time. The property has been surveyed, the perc test have been done, sewage modules have been submitted to the county. We are still waiting for the review letter from Mr. MacCombie. The only thing that has changed from the sketch plan to this is the line between the two lots. We have to do an easement with the current driveway. We will be sharing one driveway coming down. One lot will be 10.5 acres, the other lot will be 14 some acres. We have a location for the house and future barn. We will have to ask for a waiver for the driveway, being that we would like to see it not paved. The planning commission felt they would be in favor of not paving the driveway. John Conti asked if there would be any restriction on either lot. Mr. McAndrew, not that I am aware of. There are no plans to subdivide, although we would like to keep that right. John Conti, I heard differently from Mr. DeHaven. Mr. McAndrew, I cannot talk for him, but as far as I know there are no plans for future subdividing. John Cassels asked for a motion. Steven Jakatt motioned to table the plan, John Conti seconded the motion with all members in favor.

Costa Homes Inc. – (Hidden Meadows) Final Subdivision Plan (02-09-COSTA), prepared by ProTract Engineering, Inc. Property Location; Swinehart Road & Beaver Creek Road, proposed Lots, 26. Clock started Thursday, September 23, 2004 and continues until Tuesday, December 21, 2004. Representative present stated there were no issues in the latest review letter from Mr. MacCombie. We expect there will be conditions such as approved escrow improvement maintenance agreement, security agreement, solicitors review and approval of the homeowner associations documents. We as asking for the Boards conditional final recommendations subject to

any conditions you would like to attach. Steven Jakatt, I motion we recommend approval to the Supervisors with the following conditions. PennDot Highway Occupancy Permit insurance, Fire School Temporary easements, DEP approval of the planning module, establishment of escrow account for public improvements and inspections, submission of final home owner documents for recording and seven complete sets of final plans with all necessary signatures for signing by the BOS's for recording. John Conti seconded the motion with all members in favor.

Meeting reminders were read; the next Planning Commission Meeting is scheduled for Thursday, October 28, 2004.

John Cassels requested a motion to adjourn. Steven Jakatt motioned to adjourn at 8:35 p.m. John Conti seconded the motion with all members in favor.

Joann C. Ranck  
Planning Commission Secretary