

PLANNING COMMISSION MEETING
Thursday, December 22, 2005

The West Brandywine Township Planning Commission meeting was called to order at 7:35 p.m.; Bob Schini led the members in the pledge of allegiance. Those members in attendance were; John Cassels, John Conti, Chuck Dobson, Anita Fernez, Steven Jakatt & Bob Schini.

Bob Schini asked for acceptance of the minutes for the November 22, 2005 meeting. Steven Jakatt motioned to accept the minutes for the November 22, 2005 meeting and have any revisions to the Planning Commission Secretary within one week. John Conti 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 Lake Roeder Hillard & Associates – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Sunday, January 29, 2006. There were no representatives present. Bob Schini asked for a motion. Steven Jakatt motioned to table the Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan; John Cassels seconded the motion with all members in favor. (extension letter was received by the Township)

Glen Loch Subdivision. – Minor Subdivision Plan (05-06-LODGE) – Applicant; Cannon Lodge Bldg - Location, Hurley & Baker Road. Hurley Road Subdivision. Proposed three-lot subdivision. Prepared by Edward A. Korab PE. Clock started October 27, 2005 and continues until January 25, 2006. There were no representatives present. Bob Schini asked for a motion. Steven Jakatt motioned to table the Glen Loch Minor Subdivision Plan, Kim Hoopes seconded the motion with all members in favor. (extension letter was received by the Township)

Culbertson Realty Associates LP – Culbertson Village Final Subdivision Plan (04-04-CULVILLAGE), prepared by DL Howell Associates, located at Horseshoe Pike & Swinehart Road. Proposed 178 Townhouses. Clock started Tuesday, November 22, 2005 and continues until Sunday, February 19, 2006. There were no representatives present. Bob Schini asked for a motion. John Conti motioned to table the Culbertson Realty Associates LP – Culbertson Village Final Subdivision Plan; Steven Jakatt seconded the motion with all members in favor.

New Business - 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 Tuesday, March 21, 2006. There were no representatives present. Bob Schini asked for a motion. John Conti motioned to table the Culbertson Realty Associates LP – Culbertson Village Final Subdivision Plan; Steven Jakatt seconded the motion with all members in favor.

Conditional Use Hearing - Pulte Homes of Pennsylvania L.P. – A hearing is sought to obtain Conditional Use approval of an Active Adult Age-Restricted community to be developed under the Open Space Design Option of the West Brandywine Township Zoning. Representative Dennis Glackin; we have completed a number of sketch plans on this property for Pulte Homes. The concept has developed where we have moved density from certain parcels owned onto the parcel that is being proposed for the Active Adult Community. This is pursuant to an

amendment passed in October 2005 being the amended Open Space Option that allowed for an Active Adult Community with different bulk requirements that were then in the Open Space Ordinance.

Plans have been submitted that are close to preliminary plans in terms of the amount shown on the plans. The first sheet plan shows all the properties involved in this application. There are five parcels involved. One is on Cedar Knoll Road. Its separated from the other parcels and is zoned R1, with 40.8 acres. The second parcel is on Swinehart Road zoned R1 with approximately 83 acres. The third parcel is zoned R2, this is across the street from the property being developed. It's an odd shaped property that has approximately 71 acres. The property that would be developed is an odd shaped situation mostly because it's made up of two parcels. One being the Beechwood campground to the west and the former Kay property to the east side with a point connection and a "L" shaped piece at the bottom of the property that goes up to Hatfield Road. The process was discussed with the Township in reference to transferring the density. It was mutually decided to move the density onto the south parcel. The first concept was to use the open space option ordinance through TDR transfer development rights ordinance. With further discussion the consultant and Township manager felt this could be done through the open space option with minor modifications. Site analyses plans have been shown for all the parcels.

The Cedar Knoll parcel has some wetland areas on the east side of the property. Some of the property is woodland with shrub growth and open fields along with some historic buildings on the property. It's noted in the Townships Comprehensive plan it's a property with scenic views and moderate slopes in the back corner of the property. This property would remain open and would be offered to the Township for dedication for open space.

The Swinehart Road property is flat and open. In the center of the site there is a group of buildings. There is some hedge growth around the edge of the property with some wetlands on the site. The farmhouse is on the County Historic list and this property will also be offered to the Township for dedication for open space.

East Reeceville Road is on the bottom of the plan. The bottom part of the parcel has a forest wetland area on the west side. The east side is open with an agricultural use. The north part of the parcel has a wetland area that runs along the edge of the property. This is the property (dwg ref) proposed for development, its two parcels through the Beechwood campground, which is essentially the west side. The east side of the property has a meadow area, the lower piece has some hedge rows, wetlands and some areas of moderate slopes. The rest of the site is fairly flat. There are wetlands along East Reeceville Road that become important in the site planning. There are also headwaters to the Beaver Creek and a small wetland area down in this portion of the site. (dwg ref) West Brandywine Township has recently passed a Comprehensive Plan that has this site indicated as a site responsive development area. This is an area where development is expected to continue and would be looked on as a case by case basis.

The plan you saw last summer had 379 units. This plan has 307 units with a slightly different layout. The earlier plan had a boulevard coming into the site, recreation center was to the left, community green to the right, and the units went around the edge of the property. There was a crossing into the lower east that went through East Brandywine Township. The new plan is as follows: We have the entrance off of East Reeceville Road; we are proposing a boulevard that would come into the site. We tried to get the recreation more to the center of the site. We thought by putting it at the turn of the boulevard it would serve much the same purpose and allow you coming in to see it. Proposed is a large piece of open space and recreation facility as you enter the job. We implemented a thirty-foot landscape buffer on both sides of the boulevard as you come in. We did not want units to front on the boulevard we wanted the units back off the street. That opened up some areas to the center as you come into the boulevard. The major change on the plan has to do with the wetlands.

West Brandywine Township ordinance requires a setback on wetlands and also 100' riparian buffer and this was the forested area, it gives a nice frontage on the property as your driving along East Reeceville Road, it will be much the same as it would be today. We increased the setback from the edges of the property. We moved the rear lot line 50' from the property line moving things inward.

This part of the plan has not changed very much, (dwg ref) we still have an area reserved for storm water management. The decision was made to cross the creek at this location (dwg ref) because it was narrower. Initially we were trying to follow an existing farm road, but wetlands through that area are wider. After our discussion with DEP we decided this would be the better crossing so the lower end was changed. (dwg ref)

The lots are 5000 sq feet minimum with some being larger. Most of the lots are fifty-five feet wide some are fifty-feet wide. From a street point of view we reduced the right of way through the internal streets. We have a forty-foot right of way as opposed to a fifty-foot right of way. We have an emergency access out the rear of the property. We are proposing a building, swimming pool & parking lot. We are trying to look at this as a total community. There will be some plantings in these areas (dwg ref) but we see this as a passive recreation area that would total 4 acres. We will also have the proposed golf course next door. This would also be available to the gated community.

The western border will be landscaped heavier than the eastern border. This border is an existing neighborhood so we tried to do more in terms of landscaping. There are street plans shown throughout, along with calculations on landscaping plans regarding the Townships natural feature ordinance, we meet and exceed all those requirements. You will see in your plans a series of by-right plans and this was to make everyone understand and be comfortable with the density calculation. Parcels are laid out on the plans along with preliminary grading plans and profiles of the roads.

On sheet three there are a series of calculations. There are 322 acres gross on all the parcels, when you do the netting out set forth in the ordinance we have about 242 net acres, we then performed a density calculations using the varies density multipliers for the R1, R2 and R3 district and this gives you an actual density of 286 dwelling units you would be entitled to on the net track area. The design option allows lots to be 8,000 sq. ft. unless they are active adult in which case they could be smaller, but we used the 8,000 sq. ft., lay out for the lots. There are sheets in your plans that show layouts on the Cedar Knoll, Swinehart parcels along with the parcel on the north side of East Reeceville Road. The 286 dwelling units would require 189 acres of open space, 35% of the net tract area and 58% overall. The open space design option allows for bonus density, which if you provide more open space you can get some additional bonus units. We were able to get nineteen, over all the parcels gave us a total of 305 dwelling units that would be permitted.

The theory on an active adult community is less burden on the overall community. There are no children over eighteen; the family sizes are one to two people per household. Studies have shown all services that the Township provides are less in an active adult community. There recreational needs are down to one site and alot of these people vacation and travel. The needs that the Township has in terms of provided services are less. Streets will be private with no cost to the Township in that respect. For those reasons the ordinance allows for 25% bonus. You apply that to the 305 units and that gives you 381 units on the property, this plan proposes 375 units. This completes my presentation and I will answer any questions you may have. (Actually completed units were shown of the proposed look of the dwellings) All units will have two car garages, along with parking pads.

John Conti, what will be the minimum age? Dennis Glackin; one person has to be 55 years of age or older. As the community opens they tend to be younger people age 55 to 65. Representative John Curtin; the price range of the house will start at 280,000 to 350,000. Basements will probably not be proposed. Dennis Glackin; houses will be fourteen hundred to twenty-four hundred sq. ft., there are also structural options to enlarge the house. Sunrooms are optional. All the maintenance including the lawn cutting, maintenance of storm water facility along with roads will be done through the Home Owners Association.

John Curtin; this would be a virtually maintenance free live style. The potential owner has the ability to add extra landscaping, but the HOA would do all the lawn & bed maintenance, open space maintenance, all landscaping, street trees, and things of that nature. We will paint certain parts of the exterior & maintain the siding. Representative Tina DeLuca; the HOA provides all the on lot maintenance. The future residents have to insure their own homes and take care of their roofs.

Chuck Dobson; for access purposes onto East Reeceville Road, a note on the plan states you are going to seek approval from the Ashberry Lane HOA to get the access, have they been approached? John Curtin; we have met with the Ashberrys executive board and explained the future community and how we would approach their tract boundary. We did receive positive feedback for the active community. A plan was given to the executive board to discuss with the entire association. We are in negotiations with an easement or taking that piece of ground in fee.

Chuck Dobson; you have one basin shown on the parcel across the road, I didn't see anywhere else where you had made provisions for storm water management, knowing the NP does two requirements for site wide infiltrations opposed to concentrating your storm water have you given thought to where all that will go? Dennis Glackin; we have not completed run off storm water calculations. There are other basins proposed. (dwg was referenced to where basins would go) As yet, we have not contacted the Conservation District.

Steven Jakatt; I would like to go over the waivers. Representative Scott Mill, Landscape Architect; there are ten waivers and two zoning issues. The first waiver is topography, where aerial photographs were taken in 2002; the ordinance states not more than two years old. Second item is minimum right of way from minor streets is 50 ft.; our rights of ways have been reduced to 40 ft. Third item; the minimum centerline radii for horizontal curves on minor streets is 150 ft., we propose 75 ft. Fourth item; maximum of four lots containing any access along the turnaround portion of a cul-de-sac street measured from reverse curve to reverse curve, we propose six lots. Fifth item; Grading and shoulders – roadways with curbs shall be graded with a slope of 1.5 inches per foot from the right of way line toward the curblines, we propose 2%. Sixth item; rolled curbs shall be constructed on proposed streets with a centerline to and including 7%, the plan proposes Belgian block curb. Seventh item; Private driveways whether individual or common on corner lots shall be located at least 40 ft. from the point of intersection of the nearest street right-of-way, the plan proposes the driveway of nineteen corner lots are approximately 20 ft. on average from the nearest street right of way. Eighth item; the depth of residential lots shall not be less than one nor more than three times their width, the plan indicated the depths of approximately ten lots are less than one or more than three times their width. Ninth item; all lots shall have direct access to a public street and shall have a frontage in accordance with zoning standards, but shall have a minimum width of 50 ft. The plan indicates the minimum lot width is 45 ft., which is consistent with Article XXII, open space design option as adopted on October 6, 2005. Tenth item; to the fullest extent possible, intersections with collector and arterial streets shall be located not less than 1000 ft. apart, measured from centerline to centerline. Exceptions shall be those cases deemed by the Board to require close spacing without endangering the public's safety. The plan indicated the location of the west entrance to the development is within 1000 ft. of Swinehart Road. Zoning issues; no more than four lots shall access on the turnaround area of a cul-de-sac street. Said turnaround shall be defined as the portion of the cul-de-sac formed by the points of reverse curvature. Plan indicated lots 259 through 264 do not comply. Steep slope regulations - Areas within the moderate steep slope district ((15%-25%)) shall have a maximum net density of one dwelling unit per two acres, maximum building coverage of 5% and maximum impervious coverage of 10%. Plan indicates nineteen lots are located in moderate steep slopes areas of about 19-20%.

Chuck Dobson; lots 140 and 145 seem to be a tough placement, everything else seems to be arranged back to back, there are some odd angles but those two lots seem to be difficult. Applicant agreed to look at those two lots again. John Cassels; there are no waivers for landscaping, being there are quite a few trees on the property, do you know what the replacements will be? Dennis Glackin; on the landscaping plan there is a chart that goes through the tree replacement requirements and we meet and exceed those requirements. There was an inventory of the trees on the property. John Cassels; there are some oak trees that have to be at least 100 years old. There is a poplar tree in the southern portion of the property that has a 15 to 20 ft. trunk. Scott Mill; after the meeting if you could point some of this out, my partner prepared this plan, so I'm not sure where these trees are. John Cassels; how are you going to deal with past practices on this land with timber woods being removed within the last five years? I don't know if this has been included in your calculations.

Dennis Glackin; we wanted to bring the waivers to your attention, because if there is a particular waiver that you may not grant we would like to know that before we get into preliminary plans. John Cassels; has the Brandywine Conservancy looked at these plans? Theresa, we will submit a plan to the Conservancy. John Cassels; will you be purchasing that small emergency road (dwg ref) and have you talked to the owner? Dennis Glackin; no we have not.

John Cassels; people coming out of the community and heading east toward Philadelphia will go out onto Reeceville, down toward Gutheriesville get onto 322 and then the by-pass. That would be the primary route. If heading toward Lancaster, they will try to get out on the western side down Reeceville and toward the hospital. If the emergency access could be widened enough to get a road there, that could provide a road that would provide a back door and much easier route to the hospital and the western route for traffic flow. I think a back door would be much better than having a second entrance up front. If you could get a back door there, you would have a much safer community for getting emergency's to the hospital and also have a better traffic flow. Chris Williams; over 50% of the traffic wants to go East. Representative, Chris Williams; a traffic study was presented a few months ago. The by-right plan for this property being that its age qualified generates about half the amount of traffic that the by-right plan would, by the nature of an age qualified community with different demographics and different trips generated. From an impact stand point and comparing this development to other residential communities this is one of the best types of communities from a traffic impact standpoint. This information was based on actual counts our office has done on seven to eight different age communities in the Philadelphia area and suburban communities. Our data is actually higher than the IPE data. Bob Schini; when you say it has half the impact are you talking about half the impact with this number of units on a age restricted community versus the fully developed by-right. Chris Williams; units are about 60% less traffic. It would be 50% during peak hours, throughout the day 30% less. Residents of this community tend to travel at off peak times. We looked at the intersections of East Reeceville Road and Swinehart, Swinehart and Rt. 322., Reeceville and East Reeceville and Reeceville and Rt. 82 heading west. Today most of these intersections are operating at acceptable levels of service and what I define as acceptable levels of service is "B" or better. Route 82 and Reeceville Road, that intersection does experience east bound delay coming out of Cedar Knoll in the morning, west bound in the afternoon. The improvement that would correct that delay would be a traffic signal subject to PennDOT review and approval. Conditions in the future 2006 and 2016 without the development and just due to natural background growth we have accounted for eighteen pending developments in the area. In the year 2016 delay will occur at the East Reeceville & Reeceville intersection. The improvement would be to install a traffic signal. The intersection of Swinehart & Rt. 322 that intersection breaks down in the year 2006 and 2016 from the north bound approach.

Chuck Dobson; all of the roads within the gated community will be privately owned, will you then have your own security force on the property? Representative, there will be a guardhouse with gates, but may not be manned. Did you expect municipal police coverage to be required? Representative, yes.

Being there were no other questions from the Board, Bob Schini asked for a motion. John Cassels motioned to recommend to the Board of Supervisors that the Board consider establishing a hearing date to discuss the Conditional Use application for Pulte Homes of Pennsylvania L.P. for an Active Adult Age-Restricted Community under the Open Space Design Option of West Brandywine Township Zoning.

Meeting reminders were read.

Bob Schini asked for a motion to close the meeting. Steven Jakatt motioned to adjourn at 9:27 pm, John Conti seconded the motion with all members in favor

Joann C. Ranck
Planning Commission Secretary