

Planning Commission Meeting
Tuesday, November 23, 2010 Minutes

The West Brandywine Township Planning Commission meeting of September 23, 2010 was called to order at 7:30 p.m., by Chuck Dobson, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Chuck Dobson, Kim Hoopes, Steve Jakatt, Bob Schini and Anita Ferenz who arrived at 7:50 p.m.

Action on Minutes of Previous Meetings

The acceptance of the October 28, 2010 minutes was presented. Steve Jakatt motioned to accept the minutes with John Conti 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. Ms. Camp noted how the proposed zoning change was consistent with the Township's overlay shown in the Comp Plan. Throughout Ms. Camp's, members of the Planning Commission, accept 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. Individuals in the audience were given the opportunity to ask questions of Ms. Camp.

There was a split consensus of the Commission with regard to the zoning change request. After final discussions a motion was made and seconded to support the proposed zoning change with John Cassels, Steve Jakatt, Bob Schini and Chuck Dobson voted in favor of the change, while John Conti and Kim Hoopes voted against the proposed zoning change. Anita Ferenz recused herself from the vote as she works with the law firm in which Ms. Camp is an attorney.

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. Steve Jakatt motioned to reject the plan based on the Township Engineer's latest review letter unless a letter of extension was received and accepted. John Conti seconded the motion. There were no additional questions or comments. All members present voted aye to reject the plan unless a letter of extension was received and accepted.

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. Steve Jakatt motioned to table the plan followed by a second by John Conti. 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. It was noted that there was a time clock issue, however, a letter of extension had been received. Steve Jakatt motioned to recommend acceptance of the letter of extension by the Board of Supervisors followed by a second by Kim Hoopes, with all members voting aye to recommend acceptance of the letter of extension. At that point Kim Hoopes motioned to table the plan followed by a second by John Conti. 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 Steve Jakatt. 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. Steve Jakatt motioned to table the plan, followed by a second by Kim Hoopes. Being no other comments or discussion, all members in attendance voted aye to table the plan.

New Business

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. The Planning Commission was presented with renderings of the proposed units.

After review of the renderings and additional discussions, members of the Planning Commission were supportive of the application as presented. John Conti recommended that the applicant have a hearing established by the Board of Supervisors. Steve Jakatt seconded the motion. No additional discussions took place and a vote by the Planning Commission noted a recommendation to the Board of Supervisors to schedule a Conditional Use Hearing.

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Meeting Reminders

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

Adjournment

At 8:38 p.m. Steve Jakatt motioned to adjourn the meeting. Kim Hoopes seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.
Planning Commission Secretary