

**Meeting Minutes of August 24, 2006
Planning Commission Meeting**

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

Action on Minutes of Previous Meetings

Acceptance of July 27, 2006 minutes. Kim Hoopes moved to accept the meeting minutes as submitted. John Conti seconded the motion. Chuck Dobson abstained from the vote due to being absent. The motion carried 5 to 0.

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

Developer related correspondence/communications

The CCPC has forwarded the Township a copy of correspondence with regard to a final subdivision occurring in Wallace Township near West Brandywine Township regarding a lot line change. John Cassels asked why the Township received information regarding the Barbara Donaldson subdivision from Wallace Township. Manager Rambo explained that Ms. Donaldson also owns a small parcel in West Brandywine Township.

Old Business

Schnatz & Rohrer Landscaping Inc. – 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 Tuesday, September 26, 2006. Manager Rambo noted that he and the Township Engineer met with Tom Rohrer and his engineer. They are in the process of addressing the remaining comments. Rohrer will be sending a letter of extension to the Board of Supervisors (BoS). Steve Jakatt motioned to table Schnatz & Rohrer Land Development Plan. Chuck Dobson seconded the motion. The motion carried 5 to 1, with Kim Hoopes voting nay, as a letter of extension was not in hand and that the Township would be rejecting it if they didn't get a letter of extension.

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 Friday, September 8, 2006. There were no representatives in attendance. Jack Conti motioned to table the Swinehart Subdivision Plan. Kim Hoopes seconded the motion. The motion carried 6 to 0.

Chester Point Development 2-lot Preliminary Subdivision (CPDC/05/11/06PSP) prepared by Dunlap & Burrell. LLC located on Gabel Road. Clock starts on Thursday, May 25, 2006 and continues until Sunday, October 22, 2006. Kim Hoopes questioned what the error of closure was that was to be included on the plan. Manager Rambo noted that the waivers were granted by the BoS. Jack Conti motioned to table the Chester Point Development Subdivision. Kim Hoopes seconded the motion. The motion carried 6 to 0.

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 Wednesday, October 25, 2006. Bob Smiley was in attendance representing Genterra. Mr. Smiley noted they received conditional use from the BoS. They sought five waivers they knew they would need at the conditional use stage, three of which were granted. One waiver request was for cartway width. Mr. Smiley explained that two were deferred, one being infiltration. The waiver requests are denoted on the plan. Steve Jakatt requested that Mr. Smiley submit the waiver requests in writing. Discussion ensued regarding the advantages and disadvantages of rolled curb. John Cassels motioned to table the Brandywine Meadows Preliminary Subdivision Plan. Kim Hoopes seconded the motion. The motion carried 6 to 0.

New Business

There was no New Business

Sketch Plan Submissions

There were no Sketch Plan Submissions.

Public Comments (individuals not requesting to be on agenda)

There were no comments.

General Discussion by Planning Commission

Discussions to begin with regard to the preparation of a Resource, Recreation or Land Use Plan for presentation to the BoS under the Conservation and Land Development Act, Chapter 101, Open Space Lands, Acquisition and Preservation. Manager Rambo noted that the Planning Commission has been appointed along with the BoS to begin the preparation of Act 503 of Chapter 101 dealing with Open Space. This deals with the Open Space Earned Income Tax (EIT). By law the Township is required to establish those areas that you want to pursue either by outright purchase, conservation easements, or the purchase of development rights. Discussion followed. The Planning Commission agreed to meet on the second Thursday of the month commencing on September 14, 2006 to begin preparing a preservation plan.

Adjournment

Steven Jakatt motioned to adjourn the meeting at 8:20 pm, John Conti seconded the motion with all members in favor.

Ronald A. Rambo, Jr.
Acting PC Secretary