

Meeting Minutes of July 27, 2006
Planning Commission Meeting

The West Brandywine Township Planning Commission meeting was called to order at 7:30 p.m., Bob Schini led the members in the pledge of allegiance. The members in attendance were Anita Ferenz, Kim Hoopes, Steven Jakatt and Bob Schini. John Conti arrived at 7:31 p.m. John Cassels and Chuck Dobson were absent.

Action on Minutes of Previous Meetings

Acceptance of June 22, 2006 minutes. Steve Jakatt moved to accept the meeting minutes as submitted. Anita Ferenz seconded the motion with all members voting aye. At this time Bob Schini noted that John Conti arrived.

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

General correspondence/communications

DCED correspondence for a seminar on the Duties of a Planning Commission. The Planning Commission Members will let Manager Rambo know if they will attend.

Developer related correspondence/communications

The township is in receipt of a letter from David Horst of Heritage Stone Masonry on behalf of the Archdiocese of Philadelphia Cemeteries Office with regard to the springhouse. Ron Rambo read Mr. Horst's letter out loud. Manager Rambo noted that he and Jack Conti had met with David Horst. Mr. Conti noted that after having met with Mr. Horst, he would have complete confidence in him. Mr. Horst also has access to the appropriate materials. There was a lack of information in the first letter that the township received from Heritage Stone Masonry. The Historic Commission will be copied on the letter. John Conti commented that the letter stated that if vertical sawn timbers were not acceptable then recycled or new hand hewn materials would be used. Mr. Conti felt they should use "hand hewn." A poll of the Commissioners showed that to be the consensus.

New 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. No representatives were in attendance from Schnatz & Rohrer. Steve Jakatt moved to table the Land Development Plan. Kim Hoopes seconded the motion. The motion carried 5 to 0.

Culbertson Realty Associates LP – Culbertson Village Final Land Development 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 Friday, August 17, 2006. Ross Unruh, Esq. was in attendance to represent Culbertson. Mr. Unruh noted that they have met all the requirements accept state permits and felt that it would be appropriate to recommend to the BoS to grant final approval subject to state permits. Steve Jakatt moved to recommend Culbertson Village Final Land Development Plan 04-04 to the BoS for approval providing the appropriate escrows and minor details from Mr. MacCombie letter as stated, "subject to the resolution of the procedural items and submission of permits and approvals from outside agencies" are taken care of. John Conti seconded the motion. The motion carried 5 to 0.

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. Ross Unruh noted they are not prepared to discuss the Balderston Plan at this time. Steve Jakatt moved to table the Balderston Family Final Swinehart Subdivision Plan. John Conti seconded the motion. The motion carried 5 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 Wednesday, August 23, 2006 (prior to next Planning Commission meeting). Manager Rambo noted the township received revised plans today. There were no representatives in attendance. Steve Jakatt moved to recommend rejection of the Chester Point Development Plan based on Jamie MacCombie's June 13, 2006 letter, unless the applicant grants an extension of time to review the plan because revised plans were just received at the township. John Conti seconded the motion. The motion carried 5 to 0. Discussion ensued whether a representative should be contacted when a letter of extension is needed. Mr. Rambo will cite code sections in our recommendation to the Board of Supervisors.

New 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 Wednesday, October 25, 2006. Steve Jakatt moved to table Brandywine Meadows 49-lot Preliminary Subdivision Plan. John Conti seconded the motion. The motion carried 5 to 0.

Sketch Plan Submissions

There were no Sketch Plan Submissions.

Public Comments (individuals not requesting to be on agenda)

Lyle Thornbury of Hadfield Road stated that he contacted Antietam Forestry because he had several trees go down along the property line in the storm. The problem is getting permission to go in and clean it up because it is a wetland. Manager Rambo explained that this meeting is the wrong forum; the BoS and the Zoning/Code Officer would address this issue. Manager Rambo stated that the township couldn't permit access because the property doesn't belong to the township. Pulte has it under agreement with Bill Kay and Who can grant access depends on what is in the agreement. Manager Rambo suggested that Mr. Thornbury send a letter to Manager Rambo and Dale Barnett the Zoning/Code Officer.

General Discussion by Planning Commission (as needed)

Kim Hoopes questioned why the trees were cut down along Swinehart and Beaver Creek. Manager Rambo answered that it was determined that sight distance at the intersection necessitated the clearing..

Meeting Reminders

- Parks & Recreation Board, Tuesday, August 8, 2006 at 7:30 p.m.
- Municipal Authority, Thursday, August 10, 2006 at 7:30 p.m.
- Board of Supervisors, Thursday, August 17, 2006 at 7:30 p.m.
- Planning Commission, Thursday, August 24, 2006 at 7:30 p.m.

Adjournment

Bob Schini asked for a motion to close the meeting. Steven Jakatt moved to adjourn at 8:03 pm, Kim Hoopes seconded the motion with all members in favor.

Ronald A. Rambo, Jr.
Acting PC Secretary