

**PLANNING COMMISSION
MINUTES
January 22, 2004
AGENDA MINUTES**

The West Brandywine Township Re-Organizational 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, John Conti, Anita Ferenz, Kim Hoopes Steven Jakatt and Bob Schini.

John Cassels asked for nominations for Chairman. Steven Jakatt nominated John Cassels, Bob Schini, seconded the motion with all members in favor. John Cassels asked for nominations for Vice-Chairman. Steven Jakatt nominated Bob Schini, John Conti seconded the motion with members in favor. John Cassels asked for nominations for Planning Commission Secretary. Kim Hoopes nominated Joann Ranck, Steven Jakatt seconded the motion with all members in favor.

The West Brandywine Township Planning Commission meeting was called to order at 7:34 p.m., John Cassels led the members in the pledge of allegiance. Those members in attendance were; Joseph Boldaz, John Cassels, John Conti, Anita Ferenz, Kim Hoopes Steven Jakatt and Bob Schini.

John Cassels asked for acceptance of the minutes for the December 16, 2003 meeting, Steven Jakatt motioned to accept the minutes after corrections were made to his name in the minutes, Kim Hoopes seconded the motion with all members in favor.

General Comments, Ross A. Unruh, Esquire to discuss Dr. Gotleib Zoning Map change for properties on Horseshoe Pike west of Culberston Run Road, Springton Road, Little Washington Road and Horseshoe Pike intersection. Ross A. Unruh, our goal is extend the MU District, (map was used as a reference) Mr. Unruh identified the property on the map. This is the five-point intersection, the southwest corner, which is where the bank is; there is also a commercial use across the street. Dr. Gotleib, who is a Chiropractor, has under agreement of sale the two parcels owned by one person that is shaded in yellow. (referenced map) What he would like to do is extend the MU further to the northwest to include the property that he has under agreement of sale and he plans to use the existing house as a Doctors office. There will be no one living there. The houses inner structure would be changed and bathrooms would be changed to meet current codes. There would be no added bathrooms. Parking spaces would be for ten.

Mr. Unruh; we went to the Supervisors, who initially indicated a willingness to consider but did not take any action. The Supervisors wanted us to come before the Planning Commission Board for their opinion. What we are proposing is an actually map change, to extend the MU further to the northwest. This is the five point intersection (referenced map) as shown on the Zoning Map, as you go further up route 322 there are pockets of red which shows the MU district. Two of the lots are owed by the same gentleman who has signed an agreement of sale with Dr. Gotleib who wants to buy those lots. We are hoping you agree so Dr. Gotleib can have a doctor's office. As time goes on and that road becomes busier, I suspect fewer people will want to live along there.

Steven Jakatt, would the doctor be interested in doing a reverse subdivision on those two lots and making it one. Mr. Unruh, Dr. Gotleib is paying for two lots, with two different agreements and wants to keep the option of using two lots. There are no plans to use anything on the vacant lot, but would like to preserve the

ability to do that. John Conti, when we re-zoned that road the intent was to not end up with a “Thorndale”, with the whole thing being mixed use, commercial. That was the idea of that type of zoning. I would like to physically look at the proposal before making a recommendation.

Mr. Unruh, there will be a gap, approximately eight properties that will be between here (ref dwg) and the next MU district. We are not asking for any formal action other than to indicate to the Supervisors that you are at least going to consider it, then there would be no problem scheduling a hearing. The impression from the Supervisors was they did not want to schedule a hearing until input was received from the Planning Board.

The Planning Board felt they would like to look at the site before making any recommendations to the Supervisors. John Cassels stated a report would be given to the Supervisors at their next meeting.

Next under General Comments, the Brandywine Conservancy, John Snook & Tara Tracy to give an update on the Comprehensive Plan. Tara Tracy; John Snook and myself have been working with the Task Force. We would like to give these updates on a quarterly basis. This is an overview of four topics I would like to cover. (Tara gave out handouts to the Planning Board). First is why we are doing the Comprehensive Plan, which is an update of the 1989 Comprehensive Plan that the Township adopted. The Township adopted a 1993 Open Space Plan that covered a lot of critical plan issues for the Township, but did not cover all of them. Eleven years have passed, and this is a good time to update the Comprehensive Plan. The municipalities planning code has changed. They have broadened their requirements for comprehensive plans and have also created more tools for Townships to use to implement their comprehensive planning goals over that twenty year period. The Township has taken some very pro active measures to protect their natural resources, concentrate and focus development where it's most appropriate. It's best if the Township takes an opportunity now to step back and validate it's a good idea, put it in the comp plan and then move forward. Handouts were given out in reference to the table of content for what the Comprehensive Plan might look like. Tara; the content is divided into sub-sections giving you a bit of sense of what the Plan might look like. Because we use this in a task force discussion it's indicated to tell you and show you where there may be overlap between other planning efforts as well as what worked and what the task force has already done.

The most significant part of the table of content is the separation into the various sub categories. There is context for the comp plan, there are inventory analysis sections, recommendation sections and the actual implementation. In terms of the content, I will give you a copy of the planning goals and objectives, giving you some information about how that might change. Most important is that it sets the stage for 2004 and the next twenty years in terms of what resources the Township might want to protect, what kind of land uses, and extended land uses are appropriate and how to protect and govern other types of land uses. For example the protection of natural resources, supporting continued agricultural to the extent possible providing for the mix of land use as required by the municipalities planning code. That group of planning goals and objectives sets the stage. We then inventory and analyze the resources, land uses facilitates all the various aspects of Townships resources and operations that would be utilized or need to be protected to meet those goals. We then develop the actual plans to meet those needs. The implementation piece of it and the very end is the steps that the Township might take to implement those recommendations.

The task force is involved in the actual process. The organizational piece of that is the County Planning Commission is funding 75% of the cost of the work to update the Comp Plan through the Division Partnership Program. We plan on having public input during the process. The planning goals and objectives as you have just seen them are what the task force feels is important planning goals and objectives. The principal method for getting public input is our Community Value Survey. We had a hand out on Unity Day last fall, I will be talking to the Township Manager, Ron Rambo about getting articles and putting publicity on the Township web site, and items in the newsletter. We want to make sure

at all levels both the Township as well as the public are involved and has a chance for input. It's that input that could effect the final planning goals and objectives. If you would like to review those planning goals and objectives and get us any feed back we welcome it. What the task force has done to date is to develop on a final draft bases the planning goals and objectives. The 1993 Open Space Plan had a Community Value Survey and the response was close to 30%. We modeled the 2003 Community Value Survey on as many of the same questions that applied. About half of them did apply, there were a couple of additions, and others were slightly revised. A statistical valued comparison between the results of 1993 to 2004 will be compiled. The Township has been as open as it can be in making sure that the survey goes to as many residents and business owners as possible.

We have done quite a bit of geographic information systems, inventory and some analysis of the resources in the Township. By way of comparing information and the technology that was available in 1993 all of the maps in 1993 plan which were slightly more limited the inventory and focus of that plan was limited to open space. All of those resources whatever is mapped in 1993 was all hand drafted. What you have are four maps (handouts were given to the board) if you go back to your table of content you will see a list of maps. What you have are four maps of many more maps that will be created. The most important of the four maps, the existing land use map the methodology, the computer technologies are much more sophisticated. The existing land use map comes from a variety of resources, the Delaware Valley regional planning commission, some field work, and the Conservancy has been in involved in some resources inventory protection in the upper east branch of the Brandywine water shed, we have used woodland data for that. Using the GIS technology we have been able to compile information into this map. It's a work in progress.

The next map is the water resources map, we have John Cassels to thank for a lot of the solid data that is represented on this map. The principal piece of information are the head water areas within the Township. In mapping all these resources we will be able to consider the value of those resources as we move forward with the actually recommendations for land use within the Comprehensive Plan.

The next map is the soil and land resources in the Township. There is a lot of over lap between the maps. On this map we show the extent of riparian buffers which due to their soil characteristics and hydrologic characteristics relationship to the streams relationship to streams and wetlands, there is significant soil feature.

The biotic map shows woodland and all the water resources which we have as existing uses. They also show the value of a lot of the riparian areas and the high value areas going through woodlands where there are opportunities for restoring the woodlands, for restoring wooded areas on either side of those buffers and places where there is at least a partial wooded area. Streams function much better when they pass through wooded areas.

What the GIS technology is allowing us to do is to map additional areas that are important for woodland protection. We plan to work with the task force to further map all areas and develop a classification system instead of just four high priorities which was all we were capable of doing in a three plan. We may have a two-tier system of high priority and maybe lower priorities and properties within those two tiers, it will be easier for the Township to focus its protection efforts and recommendations that go into the Comprehensive plan.

That is what I wanted to cover in terms of why the Comprehensive plan is being updated and what has been done so far. We will complete the mapping work, to analyze the significance of the resources to under take additional mapping in inventory work. Township staff in helping us inventory and documenting the number of police officers, the adequacy of various public facilities, getting the information together so we have updated information on the authority.

This will converse into plans to protect the various resources and future land use. On the key intersection with other Township activities is the ACT 209 work that the Township is currently undertaking. The Township is working on the 209 study which will predict over a ten year period its traffic and land uses, from that be able to access traffic impact fees.

Thomas McCaffrey, will this set of maps result in any kind of meaningful suggestions for legislation. Tara, the recommendation at some level will be to pursue some regulatory changes to protect certain resources.

John Snook the strength of the policy recommendations are up to the Supervisors and how strong the recommendations are and those recommendations you want to adopt, we would make the suggestions then. There is value in this effect, because of the increase level of accuracy of the mapping and the ability to show over lapping resource issues. We would also hope this effect provides additional bases for the planning commission when they are reviewing plans. They can see a possible headwater area that is also a key riparian opportunity and overlapping forest interior. That kind of mapping has never been available in the past unless it was provided by the applicant. John Cassels thanked both John Snook and Tara Tracy for their presentation.

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 Tuesday, February 3, 2004. No representation was present. (Letter of extension has been received) Joseph Boldaz this is an issue Steven Jakatt and I have spoken about, we continue to keep these things on the agenda forever, time is wasted by having to read through the plan, suppose we miss it sometime, and they get deemed approval. Why can't we have a decent reason to deny this plan and sent it back to the drawing board and let them come back in with a different plan. John Cassels, we have been diligent about watching the clock. John Cassels; everyone has in there packet the Section 508 for approval of plats, I would like some time to review this and see what the section suggest. I would like to table this plan and at the next meeting talk about this some more and then make a recommendation to the applicant, either get it on the table or the Board will have to reject the plan. Joseph Boldaz; at the seminar in West Chester they talked about this specifically, a lot of developers leave it on the agenda forever. What benefit does it do for the Township or the planning commission. I think we need to think about cleaning up the agenda.

Steven Jakatt, when Joseph Boldaz & I spoke of this we were in favor of it, if something has been on the agenda for a length of time we were leaning toward cleaning up the agenda. If we start doing that what reaction will we get from developers. Everything is a two-edge sword. Bob Schini, in effect to clean things up I think we should reject the plans that have been on the agenda. The problem that we face is as time goes on we make adjustments, the rules change. These changes will not effect the plans that have been on the agenda for ten years, new requirements would not apply. Steven Jakatt, lets read the packet of information and give it some thought, and discuss and take some action at that time, the Board agreed. John Cassels asked for a motion. Steven Jakatt motioned to table the plan, Kim Hoopes 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 representation was present. John Cassels asked for a motion. Steven Jakatt motioned to table the plan and Kim Hoopes 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.

Catania – Preliminary Subdivision Plan (02-05-CTANA) prepared by Edward B. Walsh & Associates, Inc. – 21 Lots in West Brandywine Township. Location: North side of Hurley Road. Clock started Thursday June 27, 2002 and continues until Saturday, February 14, 2004. No representation was present. John Cassels asked for a motion. Steven Jakatt motioned to reject the plan based on Mr. MacCombies review letter dated July 24, 2004, Stormwater Management, in reference to Code 167-57 Sewage Treatment and Disposal, unless an extension of time is received, John Conti seconded the motion with all members in favor.

Costa Homes Inc. – Preliminary Subdivision Plan (02-09-COSTA), prepared by ProTract Engineering, Inc. Property Location; Swinehart Road & Beaver Creek Road, proposed Lots, 26. Clock started Thursday, July 25, 2002 and continues until Monday, March 15, 2004. No representation was present. John Cassels asked for a motion. Kim Hoopes motioned to table the plan John Conti seconded the motion with all members in favor.

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 and Route 340. Clock started Thursday, May 22, 2003 and continues until Tuesday, March 16, 2004. No representation was present. John Cassels noted there was a new packet on information to renew. Steven Jakatt, referenced drawing fourteen, I don't think they could have included anything else on that drawing, they have landscaping, lighting, contour. They are putting hundred foot lights on eighty-foot poles. This was briefly discussed by the Planning Board. John Cassels then asked for a motion. Steven Jakatt motioned to table the plan, Joseph Boldaz seconded the motion with all members in favor.

Joanne O. Speers - Final Subdivision Plan (03-03-SPEERS) – Proposed Three Lot Subdivision – Prepared by E.B. Walsh & Associates, Inc., located at Rt. 82 and Germany Hollow Rd. Clock started Thursday, August 28, 2003 and continues until Tuesday, March 24, 2004. No representation was present. John Cassels asked for a motion. Kim Hoopes motioned to table the plan, Steven Jakatt seconded the motion with all members in favor

Ellen N. Eckert - Final Subdivision Plan (04-01-ECKERT) – Proposed two lot subdivision – Prepared by Stapleton & Leisey, located at 132 Lafayette Road. Clock started Thursday, January 22, 2004 and continues until Saturday, March 20, 2004. Representative present was Charlie Newlin son of Ellen N. Eckert. Charlie Newlin; before my grandfather passed away he gave my mother three acres of land that was added on to her existing lot. I started to go through the subdivision process, perc test are being done by Stapleton & Leisey. I am trying to get the submission done so I can sell the one-acre lot with the house on it and there are no other plans for the other three-acre lot. When my grandfather passed away the original boundary line for the one acre lot would have put the length of my mothers house sits on, when you went out the back door to the sun porch it went ten to fifteen feet you would have hit the lot line. I think that before my grandfathers house was sold they did a subdivision there and had that little sliver added for a buffer between my mothers property and my grandfathers property before it was sold. I am trying to take the one-acre lot and extend it up to the small sliver and take half of that sliver and add it on to the three-acre lot.

The Supervisors accepted waiver request from the applicant. Review letters outstanding were, Chester County Planning Commission and Chester County Health Department. Mr. MacCombies review letter stated a few housekeeping items that need to be put on the plan. Charlie Newlin stated he had spoken to Mr. Leisey and those items would be taken care of. John Cassels asked for a motion. Kim Hoopes motioned to table the plan John Conti seconded the motion with all members in favor.

Public comments, Frank Montgomery, 12 Raleigh Drive, we are under the impression there is a housing development going up behind us. From my understanding they are proposing a cut through to Raleigh Drive. I know there are quite a few neighbors who are upset with this, because of the traffic and safety of our neighborhood. John Cassels; this did come up in the sketch plan, we did hear that concern from residents on Raleigh Drive. From what I remember the thought was they needed an access for emergency purposes but it would not be paved. Things may have changed between then and now. Recently they have gone through conditional use process. The next step would be for them to come back to the Planning Commission with a Preliminary Plan. At that point we can discuss issues in more detail. Frank Montgomery, do I have to call you every two weeks to find out what's going on. The Board mentioned the Planning Board met every 4th Thursday of the month and he should feel free to call the Township to see if a submission has been made and if they are on the agenda. Its up to the applicant to make submission of the plans, we have no idea when the submission will be made. John Cassels, there are a lot of other issues that have got to come together before any plan is approved. There is an actually ninety day review period, and usually there are extensions of time given. It is a long process, and does not happen over night. Various other residents from Raleigh Drive expressed concern about the possible cut through on Raleigh Drive.

Meeting reminders were read, the next Planning Commission Meeting is scheduled for Thursday, February 26, 2004.

John Cassels, requested a motion to adjourn. Steven Jakatt motioned to adjourn at 9:40 p.m., John Conti seconded the motion with all members in favor.

Joann C. Ranck
Planning Commission Secretary