

## PLANNING COMMISSION MINUTES

May 22, 2003  
AGENDA MINUTES

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

John Cassels asked for acceptance of the minutes of the April 24, 2003 meeting, Kim Hoopes motioned to accept the minutes, Steven Jakatt 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 Berger & Hayes – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Sunday, June 8, 2003. No representation was present. John Cassels asked for a motion. Steven Jakatt motioned to reject the plan based on incomplete engineering unless an extension for time is received from the applicant, John Conti 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. 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.

Downingtown Congregation of Jehovah's Witnesses. – Preliminary Land Development Plan (02-08-JEHOVAH), Proposed Kingdom Hall of Jehovah Witnesses, prepared by Bursich Associates, Inc. Clock started Thursday, June 27, 2002 and continues until Thursday, May 22, 2003. Representative present was Michael Marrs and James Terlingo. Michael Marrs presented the Board with a notarized document from the Copelands in reference to the rainwater management. Driveway issue has been resolved by a site visit by Board members and Ron Rambo to the satisfaction of the Copelands. In reference to Mr. MacCombies review letter all seems to be in order. Applicant is looking to receive preliminary approval and will be submitting whatever is needed for final approval. Applicant has again re-submitted to PennDOT. John Cassels asked for a motion, Kim Hoopes recommended the preliminary plan be sent to the BOS with the Boards recommendation for approval, John Conti seconded the motion with all members in favor.

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 Thursday, June 19, 2003. No representative was present. John Cassels asked for a motion. John Conti motioned to reject the plan pending completion of all reviews unless an extension is received, Kim Hoopes seconded the motion with all members in favor.

John Conti; further rejection based on the May 19, 2003 review letter from the Township Engineer concerning issues stated under Zoning as follows:

Item 2 Contiguous lot Area  
Item 4 Sight Distance

Item 5 Landscaping  
Item 8 Stream Easement  
Item 9 Note 23 on sheet 2

Steven Jakatt 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 Thursday, June 19, 2003. No representation was present. John Cassels asked for a motion. Steven Jakatt motioned to reject the plan based on incomplete engineering review unless a letter of extension is received, Joseph Boldaz 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, August 19, 2003. Representative present was Larry Byrne from Carroll Engineering Corporation and Attorney Marc Jonas. Marc Jonas, the City of Coatesville has filed an application for Conditional Use and hearings have begun. The zoning permit was submitted under the provision for a Municipal Use. The City of Coatesville had met with Township Manager to discuss issues that were a concern to the Township and to a number of township residents. The zoning permit was issued with conditions, and conditions are shown on the plan. Traffic is a noted condition. The city will contribute 100% to design and installation cost for the signalation at route 340 and 82 intersection. There are agreed improvements to Pratts Dam Road, near the intersection of 82 and 340. There were some agreements in regard to the provisions of stormwater management in terms of the proposed plans and there are provisions to ground water. The golf facility contemplates on site water withdraws. The city will retain a hydro-geologist subject to the approval of the township to determine the impact and extent of needed well protection provisions. There are provisions requiring use of organic materials, and provisions in regards to lighting and summer lighting periods. There is a provision relating to emergency services and real estate taxes. It is agreed if the property were deemed exempt the city would make payment in lieu of what they would have paid under the taxes otherwise. There is a provision relating to sewage where the city will investigate drip irrigation as an alternative sewage disposal method. There is a provision relating to screening and buffering. Provision relating to permits and reviews. There are a number of guidelines, permits and conditions that govern this submittal in addition to the provisions of the zoning ordinance and the subdivision land development ordinance. The reviews are not back from Mr. MacCombies office as yet, we are here to answer any questions you may have. Larry Byrne, Carroll Engineering, the development of the plan is sixty acres, there will be one access into the facility, being Pratts Dam road, we will be widening the road to approximately twenty-two feet wide with a right turn lane at the intersection of route 340. There will be approximately one hundred parking spaces. The one building will be the golf-training center, there will be a maintenance building to be used for tractors and trucks.

Larry Byrne, The total storage that we are using for storm water management, is 4.5 acre feet. That is in excess of what we need for stormwater management. Steven Jakatt, my concern is your looking at ninety-five thousands gallons a day for watering. Will you have that amount stored in the pond. Larry Byrne, estimation is several hundred thousand gallons being in the one pond alone. Steven Jakatt requested he have the actual figure for next months meeting.

We designed the golf course and facilities realizing the area of woodland along the perimeter and there is Clarks Run Creek, we will not do any disturbance in the area around Pratts Dam Road (referenced map) or along the creek area.

The Township wanted to insure we had more than sufficient storm water management and control on this site. There will be two ponds. We have submitted a NPDS permit due to the high quality stream (Clarks Run), this was submitted to the CC Conservation District for review. The site is presently farmed and there is no control on the site, the water runs uncontrolled. We will be managing it and collecting it in certain locations, and diverting it via a swale into a pond so there will be no additional water flowing (referenced plan).

Joseph Boldaz, the parking lot is draining into the retention basin, how will you control the oil off the parking lot before it goes into the retention basin. Larry Byrne, we are proposing inlets in the parking area which will pump into the pond, I don't have any specific controls in the inlets. We have proposed in the past, grit and oil separators in the inlets themselves that help purify the water before going into the pond. The pond itself is considered a best management practice and that would act as purifying the water before it leaves the site. We are utilizing the pond as a water quality issue. It will be planted with aquatic vegetation.

Joseph Boldaz, there seems to be a lot of grading going on, your adding additional steep slopes. Your increasing some of the run off down in into Clarks Creek, you're reducing the riparian buffer there. With the high quality stream I would like to see more bmp in their smaller detention facilities, someplace where you can pick up and slow down storm water run off rather than big detention basins.

Larry Byrne, on the plan we had two bmp areas, that are permanent facilities that are designed to stop the water from flowing immediately off. They are not designed for storm water management control, and peak flow continuous. They are designed to collect water from the two-year storm and having a place for it to sit and perc through the soil and into the discharge pipe. We have found them to be effective.

Joseph Boldaz asked about the sanitary sewage discharge from the facility. Larry Byrne, we have an on site disposal area, this will be a large inground system or sand mound system. The discharge volume will be five thousand gallons a day for the sewage. We have a company performing the soil investigation.

Stephen Jakatt asked if a hydro-geologist would be at the next meeting. Larry Byrne, if you want. We have a hydro-geologist at our firm who has done work on this site. They drilled a production well for potable water on site for the facility. As far as the irrigation, there is some investigation into off site wells. There is a well owned by the City where testing was done, we got approximately sixty gallons a minute over at the Duie Pyle site.

The full forty-eight hour test was not run yet. I believe we will be more than sufficient in regards to the water for irrigation, which is an off site well and with the storage that we have in the ponds for storing the storm water. Stephen Jakatt, at next meeting I would like to see closure on whether your using the well south of 340 or going with four wells. If you're using the four wells, you will be impacting the surrounding residents significantly. Larry Byrne, this will be depended on the testing and scheduling, it will not be determined by next months meeting but we will have more information.

John Conti, on Pratts Dam Road, you're constructing a right turn lane on Pratts Dam Road and the intersection of 340. Why would you do that. Larry Byrne, We are proposing to install a right turn lane on Pratts Dam so you can turn right onto 340.

John Conti, the lighting we have detailed plans on the lighting. We intend to light the entire practice range along with the southwest area and the putting course. We will bring our lighting person to the next meeting for more details on lighting.

- Residents attending the meeting raised the following issues:
- Lighting, brightness of lighting, length of time lights are on
- Traffic; cars and buses entering and leaving the facility
- Opening & Closing Times
- Noise Control; car radios, loud speakers at facility, etc
- Well Testing; neighboring wells notified for testing
- Water
- Buffering
- Fertilization of golf greens

Larry Byrnes, our firm has sent out notification or request to have neighboring wells tested, we sent out a second notice to surrounding property owners and well owners, requesting wells be tested as part of the network for testing.

John Cassels asked for a motion. Steven Jakatt motioned to table the plan, Kim Hoopes seconded the motion with all members in favor.

General Discussion, Zoning Ordinance Amendment was briefly discussed by the Board, John Conti voiced concerns and issues and was asked that he bring these to the Task Force Meeting. John Conti felt he could not work on the Board due to conflict of interest.

John Cassels referred to the ordinance concerning the land development process. We need to get back to having a meeting with the developer before they come in with any plans. Being that our opinion may differ from the BOS a meeting would be beneficial for all parties.

Anita Frenz, the Daily Local has ballot questions for the open space plan, two townships actually put those questions on their ballot for the primary. We may want to look into how this was achieved. The park & recreation board is looking into. John Cassels the Park & Recreation Board went to the BOS with their reports, and were looking for direction and getting

example language together. Josef Obernier, nothing was decided, but there was a suggestion to send out a questionnaire to every landowner in the township. Putting this on the ballot is one way, but you only get voters.

Meeting reminders were read, the next Planning Commission Meeting is scheduled for Thursday June 26, 2003 starting at 7:30 p.m.

John Cassels requested a motion to adjourn. Steven Jakatt motioned to adjourn at 10:58 p.m. Kim Hoopes seconded the motion with all members in favor.

Joann C. Ranck  
Planning Commission Secretary