

**Planning Commission Meeting
Thursday, August 26, 2010 Minutes**

The West Brandywine Township Planning Commission meeting of August 26, 2010 was called to order at 7:33 p.m., by Chuck Dobson, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Steve Jakatt, Kim Hoopes and Chuck Dobson.

Action on Minutes of Previous Meetings

The acceptance of the July 22, 2010 minutes was presented. Steve Jakatt motioned to accept the minutes with Kim Hoopes seconding the motion. All members present, except that of John Cassels, voted in favor of the motion to accept the minutes. John Cassels abstained as he noted he was not present at the meeting of July 22, 2010.

Correspondence/Communications (developer related)

The PC noted that they were in receipt of the 2010 Summer Addition of Conservation & You.

The PC was in receipt of the August 6, 2010 review letter of David Biloon on behalf of James W. MacCombie with regard to the Hammell-O'Donnell Business Park.

Public Comments (Individuals requesting to be put on the agenda)

None

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 Tuesday, September 28, 2010. There was no one present to discuss the plans. Being that the time clock expires before the next PC meeting, John Cassels motioned to reject the plan based on the latest review letter of the Township Engineer and requested the Planning Commission Secretary to prepare a letter to the Board of Supervisors noting such should an extension of time not be received from the applicant. This motion was seconded by Steve Jakatt. There were no additional questions or comments. All members present voted aye to reject the plan.

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 Tuesday, October 12, 2010. There was no one present to discuss the plans. Steve Jakatt motioned to table the plan, followed by a second by John Cassels. 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 Wednesday, September 23, 2010. There was no one present to discuss the plans. The PC reviewed the letter of the Township Engineer dated August 6, 2010.

Being that the time clock expires before the next PC meeting, Steve Jakatt motioned to reject the plan based on the review letter of the Township Engineer dated August 6, 2010 and requested the Planning Commission

Secretary to prepare a letter to the Board of Supervisors noting such should an extension of time not be received. This motion was seconded by Kim Hoopes. Additional discussions took place with regard to the receipt of revised plans and correspondence, dated August 13, 2010, from the applicant's engineer. All members in attendance voted aye to reject 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 Thursday, October, 28, 2010. There was no one in attendance to discuss the plans. Steve Jakatt motioned to table the plans, followed by a second by Kim Hoopes. 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 Thursday, October 21, 2010. There was no one present to discuss the plan. 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

There was no new business.

Conditional Use Hearing Submissions

None

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 8:02 p.m. John Cassels motioned to adjourn the meeting. Steve Jakatt seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.

Planning Commission Secretary