

PLANNING COMMISSION MEETING
Thursday, March 23, 2006

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. Those members in attendance were; John Cassels, John Conti, Anita Ferenz, Chuck Dobson, Steven Jakatt & Bob Schini.

Bob Schini asked for acceptance of the minutes for the February 23, 2006 Planning Commission Meeting. Steven Jakatt motioned to accept the minutes for the February 23, 2006 meeting, John Conti seconded the motion with all members in favor.

There was a brief discussion on the correspondence concerning the PA Governors Center for Local Government Services Flyer in reference to their meetings concerning the Official Map. Meetings are in Lancaster and held during the week. Contact the Planning Commission Secretary if you wish to attend.

First item under old business; Schnatz & Rohrer Landscaping Inc. – Preliminary/Final 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 Monday, May 29, 2006. Representative Tom Rohrer stated he had received a review letter from Mr. MacCombie. The Board had not received the letter and Tom Rohrer did not bring a copy with him. Tom Rohrer stated the review letter was three pages long and Lake Roeder Hillard & Associates are addresses that letter. Bob Schini suggested if there were request for waivers they be addressed to the BoS. After a brief discussion between the Board and applicant Bob Schini asked for a motion. John Cassels motioned to table the Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan; John Conti seconded the motion with all members in favor.

Culbertson Realty Associates LP – Culbertson Village Final Subdivision 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, May 5, 2006. There were no representatives present. John Cassels; there is a review letter from Menke & Menke that states there office does not support approval of the LP landscape plans that reflect a reduction in the number of required plants. John Cassels; the plan is also be held up for sewage issues. Reporter Joan Thompson suggested that sewage capacity was no longer an issue. Bob Schini; I don't think a lot of discussion should take place without the applicant present. Bob Schini asked for a motion. Chuck Dobson motioned to table the Culbertson Realty Associates LP – Culbertson Village Final Subdivision Plan; Steven Jakatt seconded the motion with all members in favor.

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 Tuesday, May 5, 2006. There were no representatives present. Bob Schini asked for a motion. John Conti motioned to table the Culbertson Realty Associates LP – Culbertson Village Final Subdivision Plan; Chuck Dobson seconded the motion with all members in favor.

General Discussion – Steven Jakatt; the Glen Loch subdivision came in the first day and wanted approval from day one and have been pushing for approval ever since. At the last Planning Commission meeting Glen Loch was moved along to the BoS with some minor conditions. John Cassels and myself attend the BoS meetings and hear them state there are a lot of things that still need to be cleaned up on some plans that have been passed on to them. Years ago plans did not move from the Planning Board until they were clean. That meant a clean letter from Mr. MacCombie and all review letters present. PennDot and The County Conservation District were the exception.

John Conti; Ron Rambo drew up the latest plan for the two-lot Glen Loch subdivision that was presented at the last Planning Commission meeting. Chuck Dobson; on that particular plan MacCombies letter did state his recommendation of approval of the plan. Ron Rambo had then made changes to the plan and stated this is the way I want it, when Ron says that we more or less go along. The BoS never saw the revised plan by Ron Rambo. Steven Jakatt; that plan was only an example, it seems we are pushing plans through too fast. Chuck Dobson; you can only reject a plan due to Saldo or Zoning issues. As a Planning Commission we have to use our judgment as to when its appropriate and when its not.

After further discuss the Planning Board decided to contact Ron Rambo and the BoS to set up a meeting to review and discuss issues concerning the appropriate conditions on whether to recommend approval of a plan with or without conditions to the BoS.

Meeting reminders were read.

Bob Schini asked for a motion to close the meeting. Steven Jakatt motioned to adjourn at 8:43 pm, John Conti seconded the motion with all members in favor

Joann C. Ranck
Planning Commission Secretary