

PLANNING COMMISSION MEETING
Tuesday, November 22, 2005

The West Brandywine Township 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; John Cassels, Kim Hoopes, Chuck Dobson, John Conti, Steven Jakatt and Anita Fernez.

John Cassels asked for acceptance of the minutes for the October 27, 2005 meeting. Steven Jakatt motioned to accept the minutes for the October 27, 2005 meeting and have any revisions to the Planning Commission Secretary within one week. John Conti seconded the motion with all members in favor.

Steven Jakatt brought to the Board's attention the letter submitted by John Conti addressed to the Board of Supervisors in reference to John's term on the Planning Board expiring in December 2005. Steven Jakatt then motioned to recommend that the Board of Supervisors accept the re-instatement letter from John Conti, Kim Hoopes 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 Lake Roeder Hillard & Associates – Industrial Storage Building for Vehicles concerning Landscaping Business. Clock started Thursday May 25, 2000 and continues until Sunday, January 29, 2006. Representative present was Tom Rohrer who stated Lake Roeder Hillard & Assoc are working on the final landscaping proposals. All the engineering work has been done and is being reviewed by their team. I have also been given an update on the storm water infiltration system. I hope to have plans back to the Board by early next month. The Board thanked Tom Rohrer for his update. At this time John Cassels asked for a motion. Steven Jakatt motioned to table the Schnatz & Rohrer Landscaping Inc. – Preliminary/Final Land Development Plan; John Cassels seconded the motion with all members in favor.

Glen Loch Subdivision. – Minor Subdivision Plan (05-06-LODGE) – Applicant; Cannon Lodge Bldg - Location, Hurley & Baker Road. Hurley Road Subdivision. Proposed three-lot subdivision. Prepared by Edward A. Korab PE. Clock started October 27, 2005 and continues until January 25, 2006. There were no representatives present. John Cassels asked for a motion. Steven Jakatt motioned to table the Glen Loch Subdivision. – Minor Subdivision Plan, Kim Hoopes seconded the motion will all members in favor.

New Business: 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 Sunday, February 19, 2006. There were no representatives present. At this time John Cassels asked for a motion. Steven Jakatt motioned to table the Culbertson Realty Associates LP – Culbertson Village Final Subdivision; Chuck Dobson seconded the motion with all members in favor.

Sketch Plan: Michael Barbieri from Yerkes presented the lot line change for the Charles Zeigler property. The Zeiglers have three properties. One with an existing residence on one acre, another property that has an old store, garage and driveway which is on two acres and a vacant parcel that has approximately thirteen acres.

The one-acre house does not have the garage and corresponding driveway associated on that parcel which they would like to do. Owner would like to take the piece of the property from the parcel that contains the vacant large building over to the residence property and bring that parcel up to the minimum one and a half acres for zoning and combine the remaining parcel with the store to the large parcel in the rear and to bring it to compliance. We are considering coming to the west side of the existing garage and driveway, go from the road to the existing property line and run east of there and follow the existing property lines for the remainder of the parcel. We will be taking three parcels down to two parcels.

The property with the old store has not used for commercial use for over one year, therefore it has reverted back to residential. We were considering this property line (dwg ref) between the existing parking for the store parcel and the existing driveway. Chapter 81 requires a ten-foot clearance for driveways, which is less than ten feet through here, (dwg was referenced) the separation between the two is less than twenty. The remaining large parcel will then be put on the market.

As far as the frontage through here (dwg ref) the way the lines are set now is at one hundred and fifty feet along the proposed right of way. If someone looks at this for development they could lock this piece out and bring any access up for the remainder of the parcel through here as opposed to allowing and trying to get another point of access so close to Pratts Dam Road. (dwg was ref) It would reduce this frontage less than one hundred and fifty feet. This would make any frontage along this portion of the property not meet zoning. If you were to make a lot over here the parcel would have to be accessed from a road through here (dwg ref) then you would have a double frontage lot. This is one of the things we were considering. As far as site analysis; being there is no proposed development with the plan we would like to avoid going through full site analysis. We have delineated moderate and severe slopes. The septic system for the vacant building is on the other side of the residential property and the sanitary lines run through the residential property. The cesspool is for the house and the septic tank and corresponding sanitary line is for the vacant building. At this time the Board thanked Michael Barbieri for his presentation.

Chuck Dobson, John Cassels and John Conti will be attending the meeting at the Township building on December 7, 2005 at 9:00 am to discuss the PAWC ACT 537 Sewage Facilities Plan.

Meeting reminders were read. The Board looked at changing the date for the Planning Commission Meeting but decided to keep the original date being Thursday, December 22, 2005.

John Cassels asked for a motion to close the meeting. Steven Jakatt motioned to adjourn at 8:23. John Conti seconded the motion with all members in favor

Joann C. Ranck
Planning Commission Secretary