

**Planning Commission Meeting  
Thursday, July 22, 2010 Minutes**

The West Brandywine Township Planning Commission meeting of July 22, 2010 was called to order at 7:32 p.m., by Chuck Dobson, who then led the members in the pledge of allegiance. Members in attendance were Anita Ferenz, Steve Jakatt, Bob Schini, Kim Hoopes and Chuck Dobson.

**Action on Minutes of Previous Meetings**

The acceptance of the June 24, 2010 minutes was presented. Steve Jakatt motioned to accept the minutes with Anita Ferenz seconding the motion. All members present voted in favor of the motion to accept the minutes.

**Correspondence/Communications** (developer related)

The PC was in receipt of the North Brandywine Middle School review letter from the Caln Township Engineer, Jeffrey McClintock, P.E. It was noted that the letter was quite extensive. There were no other comments.

The PC was in receipt of a copy of the NPDES Permit Application forwarded to DEP for the Hammell-O'Donnell Business Park. There were no comments.

The PC was in receipt of a copy of the Chester County Conservation District review letter for the Pulte Phase II-IV Traditions at Applecross Erosion and Sedimentation Pollution Control Plan. It was noted that the letter noted the plans to be inadequate and that Pulte has a lot of things to address.

The PC was in receipt of the acceptance letters from the Township Manager with regard to the letters of extension for the Cyclemax Self Storage Preliminary Land Development Plan and the North Brandywine Middle School Plan.

The PC is in receipt of correspondence from Brian Bingeman with regard to the modular classroom placement at the Friendship School site.

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

Brian Bingeman of K & W was to be present to present the PC with a sketch plan of the modular unit placement at the Friendship School site. In his absence, the Township Manager presented the PC with the presentation given to the Board of Supervisors at their recent meeting. The Manager explained where the modular units were coming from, why they were being replaced, how stormwater was going to be addressed and the fact the CASD was going to upgrade the exterior lighting at Friendship School to bring it into compliance with the Township's lighting code. Members of the PC liked the thought that CASD was agreeing to upgrade its exterior lighting at the school facility.

**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. Steve Jakatt motioned to table the plan, followed by a second by Kim Hoopes. There were no additional questions or comments. All members present voted aye to table 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 Kim Hoopes. 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. Steve Jakatt motioned to table the plan followed by a second by Kim Hoopes. There were no additional questions or comments. All members in attendance voted aye to table 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**

There were no submissions on the agenda, however, the Township Manager noted that an incomplete submission had been received for the Hide-Away Farms farmhouse and barn as it pertained to the re-use of the structures as 7 dwelling units. The applicant was to gather the additional information so that they could appear on the next PC agenda.

#### **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 7:40 p.m. Steve Jakatt motioned to adjourn the meeting. Kim Hoopes seconded the motion. All members in attendance voted aye to adjourn.

Ronald A. Rambo, Jr.  
Planning Commission Secretary