

Planning Commission Meeting Thursday, September 23, 2010 Minutes

The West Brandywine Township Planning Commission meeting of September 23, 2010 was called to order at 7:45 p.m., by Bob Schini, who then led the members in the pledge of allegiance. Members in attendance were John Cassels, Anita Ferenz, Kim Hoopes and Bob Schini.

Action on Minutes of Previous Meetings

The acceptance of the August 26, 2010 minutes was presented. Kim Hoopes motioned to accept the minutes with John Cassels seconding the motion. All members present voted in favor of the motion to accept the minutes.

Correspondence/Communications (developer related)

The PC noted that they were in receipt of various pieces of correspondence that would be discussed as they were brought up throughout the meeting.

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

Kristin Camp, Esquire was in attendance to discuss her clients request to re-zone the property of 1403 Horseshoe Pike from R-2 to RMU. A presentation was made to the Planning Commission showing how the property could be developed if it were to be rezoned RMU. Representatives from Kimmel/Bogrette Architecture, DL Howell Engineers and Traffic Planning and Design presented a plan of the property as a Village Shopping Center consisting of the existing historic residence, a pharmacy, a bank, a day care and an office complex.

A review of the overall layout, i.e., stormwater, parking, screening & buffering, building placement, etc. was presented by DL Howell, the architecture of the building, i.e. façade treatments, building layout, etc. was presented by Kimmel/Bogrette and the traffic improvements to the roadways leading to the site, i.e. the intersection of Springton Road/ Horseshoe Pike/Little Washington Road and Culbertson Run Road (turning lanes decal lanes, through lanes) was presented by Traffic Planning and Design.

Kristin requested that the Board take into consideration what was presented and that she would attend the October meeting for further discussions and recommendations. It was noted that this was being done in this fashion as Ms. Ferenz needed to recues herself as she worked for Ms. Camp on this project and a majority of the Planning Commission was not present to make a recommendation to the Board of Supervisors as to the support of the re-zoning of the property.

Throughout the presentation, members of the Planning Commission asked questions with regards to the proposed re-zoning of the parcel. There was concern expressed as to the placement of a convenience store at the location due to lighting and the possible 24/7 operation. The Planning Commission will have the opportunity to ask additional questions at their meeting of October 28, 2010.

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 Monday, December 27, 2010. There was no one present to discuss the plans. John Cassels motioned to table 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. It was noted that there is a time clock issue and that the Planning Commission was in receipt of a letter of extension. Kim Hoopes motioned to recommend to the Board of Supervisors that they accept the letter of extension followed by a second by Anita Ferenz. There were no additional comments and all members present voted aye to recommend the acceptance of the letter of extension. Kim Hoopes then motioned to table the plan, followed by a second by Anita Ferenz. 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 Thursday, December 23, 2010. There was no one present to discuss the plans. John Cassels 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. It was noted that there is a time clock issue and that the Planning Commission was in receipt of a letter of extension. John Cassels motioned to recommend to the Board of Supervisors that they accept the letter of extension followed by a second by Anita Ferenz. There were no additional comments and all members present voted aye to recommend the acceptance of the letter of extension. John Cassels then 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. It was noted that there is a time clock issue and that the Planning Commission was in receipt of a letter of extension. John Cassels motioned to recommend to the Board of Supervisors that they accept the letter of extension followed by a second by Kim Hoopes. There were no additional comments and all members present voted aye to recommend the acceptance of the letter of extension. John Cassels then 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

Dr. Hughes and his Engineer were present to present a sketch plan for a proposed addition and enlargement of his parking facilities. It was noted that the Dr. Hughes is located at the intersection of Horseshoe Pike and Culbertson Run Road, directly across from DNB First. The addition and parking expansion would take place to the rear or western part of the existing building. It was noted that stormwater runoff would be addressed as a result of the increased impervious surface being created. The Planning Commission requested that they look into the screening and buffering requirements and if needed, consider requesting relief from the Board of Supervisors. Dr. Hughes noted that he liked the area and location and that his son would be joining the practice and that he would rather expand than relocate. Additional questions pursued between the Planning Commission and those presenting the sketch plan. Being that all questions were addressed, the Planning Commission suggested that they move onto the submission of a land development plan to the Township.

The final item under new business was the submission of a Lot-line Change by Stephanie N. Supplee for the Mae Marie property located a 1281 N. Manor Road. It was noted that the submission was a Final Minor Submission prepared by Register Associates, Inc. and that the time clock would run until Wednesday, December 22, 2010. Members of the Planning Commission that serve on the Open Space Review Board noted that this submission was

being done in conjunction with the Mae Marie Conservation Easement. It was noted that no one was present and that the plans had just been submitted to the various agencies for review and comments.

Conditional Use Hearing Submissions

None

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission (as needed)

Proposed zoning ordinance changes noted under correspondence will be discussed at the next Planning Commission upon receipt of reviews by the Chester County Planning Commission.

Meeting Reminders

The upcoming meeting reminders of the various Township organizations were read aloud.

Adjournment

At 9:14 p.m. John Cassels 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