

Meeting Minutes of December 2008 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of December 23, 2008 was called to order at 7:31 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, John Conti, Anita Ferenz, Kim Hoopes, and Steve Jakatt. Chuck Dobson and Bob Schini were absent.

Action on Minutes of Previous Meetings

Acceptance of November 25, 2008 minutes. John Cassels motioned to accept the minutes of November 25, 2008. John Conti seconded the motion. All members who were in attendance at the November meeting voted in favor of the motion to accept the minutes.

Correspondence/Communications (information to note or discuss under plan reviews)

There was a review of correspondence by Planning Commission members. Everything is developer related. There was nothing in the correspondence that would not be discussed during Old Business.

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

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 Friday, January 16, 2009. There were no representatives in attendance. A letter of extension was received dated December 23, 2008. Steve Jakatt motioned to recommend to the BoS to accept the letter of extension for Brandywine Meadows. John Conti seconded the motion. Four members in attendance voted aye. One member in attendance voted nay. Kim Hoopes is not in favor of having to make a motion on a letter of extension. Steve Jakatt made a second motion to table. John Cassels seconded the motion. All members in attendance voted aye.

Beaver Creek, Beaver Creek Realty Associates LP, Preliminary Land Development Plan (BC/060607/PLDP), prepared by Nave Newell, located Horseshoe Pike across from Highspire Road. Clock starts on Thursday, June 28, 2007 and continues until Thursday, February 5, 2009. There were no representatives in attendance. Steve Jakatt motioned to table. Kim Hoopes seconded the motion. All members in attendance voted aye.

Brandywine Manor (Eck Property) Harlan Corporation - 10 Lot Preliminary Subdivision Plan (BM(Eck)/080307/PSP), prepared by Edward B. Walsh & Associates, Inc, located on Germany Hollow Road. Clock started Thursday, August 23, 2007 and continues until Sunday, March 29, 2009. There were no representatives in attendance. Kim Hoopes motioned to table. John Conti seconded the motion. All members in attendance voted aye.

Pulte Homes of Pennsylvania, L.P./Del Webb at Applecross – An Active Age Community -- Final Subdivision and Land Development Plan (PHAAC03/01/07FSP), prepared by Horizon Engineering Associates, LLC, located on East Reeceville Road. Clock starts on Tuesday, December 18, 2007 and continues until Thursday, January 15, 2009. There were no representatives in attendance. Steve Jakatt motioned to make a recommendation to the BoS that they reject the Pulte Homes of Pennsylvania LP/Del Webb at Applecross Final Subdivision and Land Development Plan unless a letter of extension is received prior to January 19, 2009. The reason for rejection is based on James MacCombie's review letter dated January 10, 2008 specifically the Zoning Code Landscaping – Section 200-107, Signage – Section 200-126D, Subdivision and Land Development Code Final Plan Requirements – Section 167-24, Stormwater Management – Section 167-61, Infiltration Trenches – Section 167-61K(6), Erosion & Sediment Control Plan – Section 167-25, Storm Sewer Design – Section 167-61M(3), Sanitary Sewers – Section 167-57, Financial Security and Developers Agreement – Section 167-19. John Conti seconded the motion. All members in attendance voted aye.

Herbert J. & Helen M. Mosteller Minor Subdivision and Land Development – (Mosteller/070808/MSDLDP), prepared by Berger & Hayes – Stapleton & Leisey, located 507 Hibernia Road, Coatesville, PA. Clock starts on Thursday, July 24, 2008 and continues until Tuesday, January 20, 2009. There were no representatives in attendance. A letter of extension has been received dated December 16, 2008. John Cassels motioned to recommend to the BoS to accept the letter of extension for the Mosteller Minor Subdivision and Land Development Plan. John Conti seconded the motion. Four members in attendance voted aye. One member in attendance voted nay. Kim Hoopes is not in favor of having to make a motion on a letter of extension. John Cassels made a second motion to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

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, January 20, 2009. John Cassels motioned to make a recommendation to the BoS that they reject the Cycle Max Preliminary Title Plan unless a letter of extension is received prior to January 20, 2009. The reason for rejection is based on James MacCombie's review letter dated August 19, 2008 with the following deficiencies to the Zoning Code Use Regulations – Section 200-44B(6), Bulk & Area Standards – Section 200-45, Parking – Section 200-101 & 102, Visibility at Intersections—Section 200-103, Vehicular Access & Traffic Control – Section 200-104, Interior Circulation – Section 200-105, Landscaping – Section 200-107 & 108, Storage – Section 200-109, Lighting – Section 200-110, Performance Standards – Section 200-111, Kim Hoopes seconded the motion. All members in attendance voted aye.

New Business

Sketch Plan Submissions

Conditional Use Hearing Submissions

Public Comments (individuals not requesting to be on agenda)

General Discussion by Planning Commission

The re-organizational meeting will start at 7:30 p.m. on January 22, 2008 with the January Planning Commission meeting to follow.

Kim Hoopes and PC members discussed the lighting ordinance and putting it into conditional use so it has to be addressed if a change wants to be made. It was noted that it was requested that the lighting ordinance be put into zoning so it cannot be waived. Discussion continued.

Meeting Reminders

Adjournment

At 8:11 p.m. Steve Jakatt motioned to adjourn the meeting. John Cassels seconded the motion. All members in attendance voted aye.

Donna Jones
Planning Commission Secretary