

Meeting Minutes of January 25, 2007 Planning Commission Meeting

The West Brandywine Township Planning Commission meeting of January 25, 2007 was called to order at 7:12 p.m. Anita Ferenz led the members in the pledge of allegiance. Members in attendance were John Cassels, Chuck Dobson, Anita Ferenz, Kim Hoopes, Steve Jakatt and Bob Schini. John Conti was absent.

Action on Minutes of Previous Minutes

Steve Jakatt noted that under Balderston Family LTD Partnership, Page 2 of the Minutes, there are two of the same sentences. The middle sentence does not need to be there, "Steve Jakatt motioned to table the Plan. John Conti seconded the motion. The motion carried 5-0." should be removed. There were no other changes. Other than the above-mentioned change, Steve Jakatt motioned to accept the Minutes of the Planning Commission meeting of December 19, 2006. John Cassels seconded the motion. All members in attendance were in favor to accept the minutes.

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

General correspondence/communications

The Schuylkill Watershed Congress, seminar or course. If anyone is interested, let Donna know and she will sign you up.

Developer Related Correspondence/Communications

A question was asked regarding Robert D. Smiley, GenTerra and the granting of a 91-day extension. Chuck Dobson stated that typically what we used to do there, was always extend it to the day following the last board meeting that they had, so sometimes it ended up being just a day after.

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

Stan Corbett and Ted Reed were in attendance to talk about the draft PAWC Act 537 Plan.

The Act 537 Plan is a sewage facilities plan. A draft has been completed and submitted to all municipalities according to DEP and the rules and regulations that have to be followed. The planning commission of each municipality must consider the Act 537 and they must make recommendations, point out issues of concern to the government body. Hired and contracted with URS to develop draft and final plan once all municipalities have approved it. Stan Corbett a major author of the plan to present the 537 Plan. The municipal planning commissions' role is to provide comments to the Board of Supervisors. Comments can be as simple as "no comments" or as detailed as deemed appropriate. Once comments are generated, they need to be put in writing and signed by a representative of the Planning Commission and sent to your Supervisors and a copy to Pennsylvania American (PAWC) to assist Supervisors. Each municipality must do their own Act 537 plan. Because the plan takes a period of time and most municipalities have not had an opportunity to put the information together, a best guess approximation of what future sewage needs are going to be, working with Engineer Jim MacCombie and

have had several conversations with Ron Rambo to insert what projected sewage needs are for West Brandywine as a place holder until your own plan is in place. Questions and discussion by Planning Commission members with Stan Corbett and Ted Reed began. The plan that PAWC writes has to do with your sewage flow. The plan each municipality writes will have to do with where the sewage flows are coming from. Identify what is then projected for future development and project how much flows are coming from there.

Ted Reed stated that construction of a new plant will begin late Spring of 2007; earlier if possible. Ted Reed questioned if he and Stan Corbett should attend the next meeting of the Planning Commission and answer any questions and hopefully the Planning Commission would be prepared to make their recommendations to the BoS. It was agreed that it would be a good idea for a question and answer session at the next Planning Commission meeting.

Old Business

Schnatz & Rohrer Landscaping Inc – 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, March 25, 2007. Discussion of the review letter received from MacCombie, dated January 23, 2007, took place. The review letter looks pretty clean except for the fact that he is asking for landscaping. The plans seem to have easements and legal agreements because he is planting on a separate lot – and a fence situated on an adjacent property. These in turn sanctioned by the November Planning Commission. A discussion ensued as to what was discussed at the November Planning Commission meeting. Ron Rambo arrived at the meeting.

Further discussion occurred regarding the review letter. A motion to table Schnatz & Rohrer was made by John Cassels. The motion was seconded by Steve Jakatt. Anita Ferez asked for a vote in favor. Several members said aye. It was questioned to table? Discussion ensued. Steve Jakatt made a motion to rescind John Cassels' motion of tabling this plan. John Cassels seconded the motion. All members were in favor of rescinding the motion to table. Kim Hoopes made a motion to send on with the Planning Commission approval the Schnatz & Rohrer Landscaping plan from 2000 conditioned upon the revision of the cost of construction estimate to establish the required escrow for the developers agreement and the other items outlined in Mr. MacCombies letter of January 23, 2007. Steve Jakatt seconded the motion. All members in attendance voted aye.

Balderston Family LTD Partnership/Swinehart Realty Associates LP – Final Swinehart Subdivision Plan (0403-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 April 5, 2007 with the new extension. Kim Hoopes motioned to table because no one is in attendance. Steve Jakatt seconded the motion. All members in attendance voted aye.

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 May 3, 2007 with the new extension. Chuck Dobson motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

Cobblestone @ Horseshoe Village (Steve Janiec), a 32-lot Preliminary Subdivision Plan and 2-lot Commercial Plan (CS/HV/SJ10/26/06PP) prepared by E.B. Walsh & Associates, Inc located on the north side of Horseshoe Pike near Swinehart Road. Clock starts on Thursday, October 26, 2006 and continues until Tuesday, April 24, 2007. Kim Hoopes motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

No new business

No sketch plan submissions

No conditional Use Hearing Submissions

No Public Comments

General Discussion by Planning Commission – Anita Ferenz suggested that all members should read the PAWC documentation.

Meeting Reminders -- A member of the Planning Commission should be in attendance at the BoS meetings the second Thursday of the month – Thursday, February 15, 2007.

At 8:19 p.m. Steve Jakatt motioned to adjourn the meeting. Chuck Dobson seconded the motion. All members voted aye.

Donna M. Jones
Planning Commission Secretary