

Planning Commission Meeting Minutes

Thursday, January 24, 2013

The West Brandywine Township Planning Commission meeting of Thursday, January 24, 2013 was called to order at 7:34pm by Chairman John Conti. Members in attendance were John Cassels, Jr., John Conti, Anita Ferenz, Kim Hoopes, Steven Jakatt and Bob Schini. Chuck Dobson was absent.

Action on Minutes of Previous Meeting

The December 18, 2012 minutes were presented for approval. Steve Jakatt motioned to accept the minutes followed by a second by Anita Ferenz. The minutes were approved 6-0.

Correspondence / Communications (developer related)

The Commission acknowledged receipt of various pieces correspondence. These are to be addressed as related plans are discussed.

Public Comment (by individuals asking to be put on agenda)

Sheila Fleming of the Brandywine Conservancy was in attendance to discuss the updates that have taken place on the Brandywine Greenways Project that is underway. Ms. Fleming was requested to do her presentation after New Business so as to allow additional time for her presentation.

Old Business

Hammell-O'Donnell Business Park, Preliminary Subdivision and Land Development Plan (HAM-ODON061109PSLDP), located along Chestnut Tree Road, north of the intersection with Route 322, West Nantmeal and West Brandywine Townships, prepared by Commonwealth Engineers, Inc. Clock started on Thursday, June 25, 2009 and continues until Thursday, March 7, 2013. No one from the applicant was present to discuss the plan. No Commission discussion of plan took place. A motion was made by Steve Jakatt to table the plan with a second by Kim Hoopes. Being no additional discussion, the Commission passed the motion to table the plan unanimously (6-0).

Baker's Ridge Property- 5 Lot Preliminary Subdivision Plan (BRP-07-26-12-5LPSP), located at the intersection of Baker and Hurley Roads, Chester County, PA prepared by InLand Design, LLC, Charles A. Dobson, P.E. Clock starts on Thursday, July 26, 2012 and runs until Friday, April 19,

2013. No one from the applicant was present to discuss the plan. Some general discussions took place with the Commission by Jeff Grossman of the Historic Commission with regard to the placement of a placard in the location of the old barn that once stood and the general maintenance of the property by the bank. Steve Jakatt than motioned to table the plan while the projects engineer continued in his efforts to addressing the Township Engineer's outstanding review comments. Kim Hoopes seconded the motion. No additional discussions ensued with all members voting aye to table the plan (6-0).

Bridal Barn at the Brandywine Manor House Final Land Development Plan, (BB/BMH/GE/11-12-15FP), located on Germany Hollow Road, Chester County, PA prepared by E. B. Walsh & Associates, Inc., Edward Barron Walsh, P.E. Clock starts on Tuesday, November 20, 2012 and runs until Sunday, February 17, 2013. Andy Eberwein was in attendance on behalf of the applicant to discuss the plan. The Planning Commission noted receipt of the Township Engineer's latest review letter for the plan and that the plan was able to be approved. Steve Jakatt motioned to grant final approval to the plan followed by a second by Kim Hoopes. No additional discussions ensued with all members voting aye to approve the plan (6-0).

Castaldi Family Limited Partnership, 41 lot Preliminary Subdivision Plan (CFLP/EBW/11-16-12PP), located on the south side of Beaver Creek Road between Manor Road and Swinehart Road, Chester County, PA prepared by E. B. Walsh & Associates, Inc., Adam J. Brower, P.E. Clock starts on Tuesday, November 20, 2012 and runs until Sunday, February 17, 2013. Members of the Castaldi Family were in attendance at the meeting along with their Engineer to address questions. The Planning Commission noted receipt of the Township Engineer's review letter and Adam Brower, P.E. noted that he was in the process of addressing the Engineer's comments and that a meeting had taken place with the Township Engineer and Manager. It was noted that revised plans would be prepared and re-submitted to the Township for review prior to the next meeting and that Jeff Miller was in the process of addressing the Planning Module for the project and would be submitting it to the Township. Adam Brower than submitted a letter of extension to the Planning Commission and requested that the Planning Commission support said letter for presentation to the Board of Supervisors. Steve Jakatt recommend that the Planning Commission support the letter of extension to the Board of Supervisors followed by a second by Kim Hoopes. All members voted aye to support the letter of extension (6-0). Steve Jakatt motioned to table the plan followed by a second by Kim Hoopes. No additional discussions ensued with all members voting aye to table the plan (6-0).

Conditional Use Hearing Submission

Public Comment (by individuals not requesting to be on agenda)

None

General Discussion

Sheila Fleming of the Brandywine Conservancy updated the Planning Commission on the Greenways Project. Ms Fleming noted that maps and a narrative of the project are available on the Conservancy's website to review and that public presentations will take place on Thursday,

February 21, 2013 and Monday, March 18, 2013. John Cassels noted that there is a lot of information available for the general public to review and that most people do not understand what is trying to be achieved. It was suggested that information be placed on the Township's website so that residents could understand the entire concept of what was trying to be achieved by the project.

Meeting Reminders

John Conti read dates of upcoming Township meetings

Adjournment

Steve Jakatt moved to adjourn at 8:49 p.m. with John Cassels seconding the motion which passed unanimously (6-0).

Ronald A. Rambo, Jr., Planning Commission Secretary