

PLANNING COMMISSION
APPROVED MINUTES
May 6, 2013
6:30 PM

In attendance: Jim Durborow, Chairman; John Schwab, Vice Chairman; Vince Lyons, Member; Garth Monaghan, Member; Chris Della Penna, Township Engineer. BOS liaison Chris Amentas was absent. Members Fran Digian, Jim Weeks, and Joe Perzan were absent.

March 4, 2013 minutes – Mr. Durborow made a motion to approve the March 4, 2013 minutes as presented. Mr. Lyons seconded. Vote passed.

Presentation of “Hope Community” sketch plan – Michael Gill of Brion, McGuire, Morris & Sommer LP presented a proposed “Hope Community” consisting of 72 acres and 420 affordable deed restricted units in the Office Industrial (“OI”) zoning district serviced by public water and sewer, geo thermo heat and air, capable of supporting individual solar systems, and have a 3% above purchase price, plus improvements resale value. Mr. Gill also stated that this community is not low income housing or section 8 housing but is primarily owner occupied, and because of that it is not the focus of crime or deviant activity. Mr. Gill explained that Mr. Sisk would like to create a new R4 zoning district where acreage, density, resale, restrictions, public utility requirements, mixed housing types, open space, and common maintenance all are requirements for this particular type of use. Mr. Gill also explained that they would like their time line to fall in with the reconstruction of the bridge and consider old ordinance amendments in May or June, June and July have the Township and Chester County Planning review the proposed plans, Summer conduct hearings on old amendments, Autumn and Winter Land Development and Subdivision review process and stimulatingly pursuing all third party approvals.

The Planning Commission Members had concerns with people crossing Route 82 to reach the recreation center, parking within the development, snow removal, and change of the “OI” use and implementing in another part of the township, they also asked to have emergency services review the plan.

Mr. Durborow asked Mr. Sisk if the sewer authority said that they can accept the load from this development. Mr. Sisk replied that he has not spoke to them yet but they are at 50% capacity, and are looking for new customers.

Mr. Della Penna asked Mr. Sisk who will be responsible for the maintenance of the outside of the buildings. Mr. Sisk replied that it has not been discussed yet. Mr. Della Penna also asked Mr. Sisk if they had any plans to renovate the two intersections. Mr. Sisk replied that they want to buy the junk yard and put a third lane all the way to IMS Drive to make the entrance to the trailer park safer.

Mr. Della Penna asked Mr. Gill if they did a fiscal impact analysis showing the benefit or loss to the township. Mr. Gill replied that they did not do an analysis at this time, and depending on if the roads will be public or private is a big determinate.

The Planning Commission members agreed to make a recommendation to the Board of Supervisors at their next meeting.

Comments regarding the West Branch Addendum to the Concept Plan for the Brandywine Creek Greenway –The Planning Commission members had no comments or changes to the sample resolution.

Appointment of a liaison for the Strategic Action Plan phase for the Brandywine Creek Greenway West Branch Addendum – The Planning Commission appointed Mr. Lyons as the liaison for the Strategic Action Plan phase for the Brandywine Creek Greenway West Branch Addendum.

Mr. Monaghan asked Mr. Della Penna to review the Jeff Sedar lot line change plans because it shows the Speakman Bridge entirely in West Marlborough Township and the township maps show the bridge partly in East Fallowfield Township and partly in West Marlborough Township. Mr. Della Penna replied that he will review the lot line change and get back to the Planning Commission.

Adjournment: Mr. Durborow made a motion to adjourn the Planning Commission meeting at 8:25 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Denise Miller, Township Secretary