

**PLANNING COMMISSION
APPROVED MINUTES
FOR THE
JUNE 7, 2010 MEETING**

Planning Commission Meeting
called to order at 7:30 PM by
Ryan Ray, Chairman

In Attendance:

Ryan Ray, Chairman; Jim Durborow, Vice Chairman; Members: Fran Digian, Vince Lyons, Garth Monaghan, John Schwab and Terry Young (Secretary) were in attendance. Jim Weeks was absent.

Minutes:

There were no minutes submitted for approval.

Abrahams Conditional Use & Final Plan Resubmission:

Representation came from Ashley Hickman, of Edward B. Walsh & Associates for two reasons, the Final Plan Resubmission and the Conditional Use Application that were recently submitted. They have, since those resubmissions, received reviews from the Township for both the Final Plan and Conditional Use.

Their preliminary plan approval was granted in February 2008. They had to go through outside agencies for various approvals and permits, which have been obtained at this point. Today they feel like they are in a great position and would like to ask for a recommendation for a Final Plan Approval. As of March 19, 2010 they received HOP approval, but it was at this point during their HOP application submissions and reviews that the Conditional Use came up.

The reason for the Conditional Use is the very steep slope disturbance, which is in the front of an existing dwelling, which is to remain. Basically PennDOT required they meet their minimal required site distance for this existing lot. They met with the Historical Commission and Planning Commission members in January to discuss and everyone at the meeting was on board with their changes, which is to grade the bank in order to get this minimum required site distance.

PennDOT also requested them to improve drainage. So they graded a roadside swale along Strasburg Road which carries the water to pipes under the driveway to the stream which is just to the east of the driveway.

Mr. Hickman summarized a Conditional Use Review and asked the Planning Commission to make a recommendation based on the applicant completing any minor details and as long as the Historical Committee, after their meeting on Wednesday, June 9, 2010, is in agreement.

Mr. Ray said he should follow through with everything discussed at the meeting tonight and get back to Mr. Della Penna for a final letter. Mr. Ray doesn't feel he will have to come back unless something develops from the Historical Commission. Mr. Ray asked Mr. Hickman to get his letter to Mr. Della Penna and if he thinks its good and meets all the requirements discussed then the letter can be submitted to the Supervisors.

Recommendation:

Mr. Ray made a recommendation that everything discussed during the meeting be completed. The applicant must get back to the Planning Commission, Historical Commission and Mr. Chris Della Penna, Township Engineer, with a letter and if he is satisfied, let it come back to the Planning Commission and then we will move it on to the Supervisors.

There was a concern that in the past the Supervisors weren't clear if the applicant was supposed to get another recommendation from the Planning Commission. Mr. Ray said he will get in touch with the Supervisors himself and let them know that as long as Mr. Della Penna is in agreement with everything discussed this evening and he is okay with the minor details, he can sum it up in a letter. Then we can skip another hearing at the Planning Commission and go right to the Supervisors, as long as the Historical Commission does not have any problems.

A motion was made by Mr. Ray and seconded that that if we get a clean letter from Mr. Chris Della Penna, Township Engineer and the Historical Commission we can then proceed to the Supervisors. Seconded - All in favor.

John Pia Conditional Use Application review

Brendon Burke, Esq. and their engineer from Lake Roeder Hillard & Associates, Mr. Lauer, represented Mr. John Pia for the review of his Conditional Use application. They are looking to obtain from the Planning Commission a recommendation of approval to the Supervisors simply for the disturbance of the first fifteen percent (15%) of the driveway.

Mr. Ray, Mr. Pia and most of the residents met this morning (June 7, 2010) and walked the property. Mr. Ray **stressed to the residents that no promises to do anything were being made.** Only that their concerns would be addressed, reviewed and studied to see if it would be feasible to make the changes.

The concerns of the citizens that met this morning were first: if the engineers could look at the plans and see if the existing basin could be utilized instead of installing another basin and taking down trees. Mr. Burke said they would take another look at it and run some calculations to see if it is feasible.

The second is the driveway. Mr. Ray indicated on the plans, so everyone could see, what changes the residents would like to be considered. The residents were hoping to have the driveway more to the side and be more of an "S". They feel it is better and involves fewer disturbances. Discussion followed. It was determined that the Fire Marshall would have to look at this. Mr. Della Penna brought up another applicant's request for an "S" driveway and it was turned down because the fire and emergency vehicles were not able to maneuver on the driveway. Discussion followed.

Since the stream runs downward the third concern was for the people already living down stream and fourth the septic system. Discussion followed.

Mr. Burke said they would review all of the resident's concerns and should have answers in a few weeks. He also assured the residents that even after the Conditional Use process is over they still will be able to voice their concerns during the Land Development process.

Mr. Ray made a Recommendation to waive Section 1402.3.B.1 for disturbance of the first fifteen percent (15%) of the steep slopes area from the 2002 Zoning Book. Seconded – Approved by All.

PROPOSED NEW MIDDLE SCHOOL CONSTRUCTION PRELIMINARY LAND DEVELOPMENT PLAN REVIEW #3

Mr. Pat DeNardo, P.E., of K&W was present to review Mr. Della Penna's June 4, 2010 letter regarding the South Brandywine Middle Schools' Preliminary Land Development Plan Review #3.

The items of concern this evening were the proposed entrances, lighting and water being brought to the site.

Since Strasburg Road and Doe Run Road are PennDOT owned and maintained, application was made to them for approval of the renovation of an existing entrance and construction of a new entrance onto Strasburg. There was concern dealing with the pedestrian exiting access across Strasburg. PennDOT felt the best solution to this is to have a walkway leading from the school, going across Doe Run Road and a walkway at the intersection to go across Strasburg. Discussion followed regarding signage and explanation of the two proposed entrances.

There was a question regarding the height of the lights. It was felt that in relation to the proposed landscaping, the size of the parking lot and the building, the lights could be scaled down to eighteen (18) feet rather than the proposed twenty-five (25). A member of the Commission referenced the Zoning Ordinance with respect to the height specifications. He also wanted to know if there is going to be a flashing 15 mph light for the school.

Mr. Ray said he believes this is what the applicant is applying for and as far as he knows there was talk last year that the light would be on 82. Mr. Ray explained that the Commission members last year were very adamant about this flashing light and they also brought it to the attention of the Supervisors. As far as he is concerned it is a high traffic area with a large number of pedestrians and the safety of our children is to be considered. Discussion followed.

Per Mr. Della Penna's request to K&W, landscape plans have been sealed by a landscape architect registered in Pennsylvania and a copy of the landscape plans were submitted to the Township Landscape Consultant. Discussion followed regarding the woodland replacement plantings and the proposed planting of numerous trees on top of the stone infiltration areas.

Mr. DeNardo is meeting with the Historical Commission on Wednesday, June 7, 2010 to address their concerns. He also plans on meeting with the Fire Marshall and Emergency Management Coordinator to discuss issues listed in their March 26, 2010 letter. Mr. Della Penna also suggested K&W should respond to the Chester County Health Department's letter and Mr. James MacCombie's letter regarding sewage and Planning Modules. Discussion followed.

At the April 27, 2010 Board of Supervisors meeting the Board made a motion and approved extending the franchise area down to the intersection. Discussion followed.

The Township Engineer has no objection to the general storm water management concept; however, a more complete review of the design will be performed during the final plan stage. Nor is there objection to the use of high-density polyethylene (HDPE) storm sewer piping rather than the reinforced concrete (RCP). Discussion followed regarding the basins on the property.

It is the recommendation of the Township Engineer that the Board should consider requesting additional studies for the project to determine the proposed impact to traffic, fire and emergency services, environmental and recreation. Discussion followed.

The woodland replacement is required wherever permitted woodland disturbance involves more than 20,000 square of feet of woodland area or disturbance to more than twenty-five percent of any woodland area, whichever is less. Discussion followed regarding the replacement of trees and shrubs. Based on discussions this evening and at previous meetings it was decided that leftover trees could be brought to the front or a donation for the cost of the shrubs/tress and installation costs could be made to the Park. The plantings along 82 were of concern. It was stated that at previous meetings it was decided not to plant anything in that section because it was a safety hazard.

Mr. DeNardo's plan is to come before the Commission at the July 12, 2010 meeting seeking a **recommendation for the Approval For Our Plans**. And at that time he just wanted to throw out that he will be, since this is a school plan and not a residential plan, seeking guidance from the Commission to see if they can obtain **Preliminary / Final Approval Recommendation**.

Submitted by

Terry Young