

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION  
REGULAR SESSION  
Wednesday, June 4, 2008 - 7:30 P.M.**

**Those in Attendance:**

Mr. Bruce Rawlings, Chairman  
Mr. Stephen Cushman, Vice-Chairman  
Mr. Charles Giordano, Member  
Mrs. Deborah Marshman, Member  
Mrs. Sandra Moser, Member  
Mr. Mervin Thomas, Member  
Mr. Scott T. Piersol, Township Manager  
Mr. Michael Mayhew, Township Engineer  
Mrs. Mary Beth Smedley, Township Secretary/Treasurer

**Absent:**

Mr. Michael Corbin, Member

**Opening of Meeting**

Mr. Rawlings opened the meeting at 7:30 P.M. with a Salute to the Flag. There were five visitors present.

**Planning Commission Minutes – May 7, 2008**

Mr. Rawlings asked if there were additions or corrections to the May 7, 2008 minutes. There were none. Mr. Rawlings made a motion to approve the minutes as presented. Mrs. Marshman seconded the motion, with all voting Aye.

**Applecross Development (AKA Overlook Road Farm)**

The applicant is proposing to build a combination of single family homes, carriage homes, and townhouses for a total of 655 units on both the north and south side of East Reeceville Road. The plan also shows an 18-hole Jack Nicholas-designed golf course with a clubhouse. The property encompasses approximately 621.74 acres of land, comprised of 307.58 acres north of East Reeceville Road and 314.16 acres south of East Reeceville Road. The southern portion of the proposed development is a 310 acre tract located in the R-2 Zoning District and proposes single family homes on individual lots and approximately half of the golf course. The portion of the property north of East Reeceville Road was granted preliminary plan approval in March of 2004.

The “North Tract” is being reviewed under the “Clustered Residential Development” regulations of the R-3 Residential Zoning District in conjunction with the Settlement Agreement dated April 1, 2004. The “South Tract” is being reviewed under the “Clustered Residential Development” regulations of the R-2 Residential Zoning District.

The project is proposed to be constructed in four phases. The applicant received final plan approval, with conditions, for Phase 1 of the development on November 2, 2006. Plans for Phases II through IV were recently submitted in March of 2008. Mr. Jeremy Madaras attended the meeting to discuss the proposed roundabout at the intersection of East Reeceville Road and Bondsville Road and the 100 year storm pipe calculations and inlet capacity and bypass analysis.

### Proposed Roundabout

Mr. Madaras provided a concept plan of the proposed roundabout using the guidelines provided in the Federal Highway Criteria for roundabouts. The plan shows a roundabout with a 125 ft radius, an 85 ft. centerline and 20 ft. travel lanes. The lanes entering into the roundabout are 11 ft. wide with 2 ft shoulders. Mr. Madaras also shows crosswalks per the Federal Highway guidelines. The alignments shown are the same as currently exist at the intersection and the plan shows an extension of East Reeceville Road to the east of Bondsville Road and to the south of Rt. 322/Horseshoe Pike. The plan also depicts sidewalks 4 ft. from the edge of the pavement. Wetlands are shown by a light blue line. Mr. Madaras did not delineate wetlands along the stream corridor. The road approach design speed is 35 mph and Mr. Madaras stated he thought the speed going through the roundabout would be approximately 22 mph.

Mr. Rawlings mentioned that the Township might like to see two lanes on the south side of East Reeceville Road if the proposed loop road is ever constructed. Mr. Madaras commented that this may necessitate construction of a two lane roundabout.

There are several properties near the proposed roundabout that may be impacted by its construction. Specifically, these properties are the Dawson, Manniso and Spence properties. Mr. Madaras explained that the Dawson driveway may need to be realigned and the proposed roundabout will be very close to the Manniso home and the building on the Spence property. How this may affect properties owners will need further discussion.

After review of the plan, Mr. Mayhew commented that although there are some right-of-way and zoning issues, overall he thought Mr. Madaras provided a good plan.

It was noted that the trail shown on the plan is conceptual only. Mr. Madaras suggested that a mountable curb be installed in the middle of the roundabout, with some landscaping on the inside.

Mr. Rawlings stated that copies of the plan would be forwarded to the Board of Supervisors and it would be discussed at the next Ordinance Task Force meeting.

### Stormwater Management Treatment

Mr. Madaras stated that he met with representatives of PADEP and the Chester County Conservation District regarding infiltration of water off of Bondsville Road. He stated

the applicant would adhere to the BMP Manual and provide infiltration under the new guidelines, including more infiltration systems. He expects to have boring test results by later next week.

11. §350-52.F.(4) -- The maximum extent of flood waters should not cover more than one-half of the through travel lane during the 100-year storm. Several inlets, by themselves, exceed this maximum width of water spread and should be modified. Also, a plan view map of the 100-year storm street inundation boundaries should be provided. The goal is to have a 10-foot or, if feasible, a 12-foot travel lane down the center of each road to provide safe ingress/egress during a 100 year storm.

Mr. Madaras stated the applicant would like the Planning Commission to consider recommending a waiver that would relax this requirement. Mr. Mayhew and Mr. Piersol wanted a clear path in the event of a 100 year storm down the middle of the road. There are a handful of areas throughout Phases II through IV where the encroachment would be less than 12 ft. and in approximately 10% of the road areas about 8 ft. Mr. Madaras stated they can achieve 8 ft. across the board. Mr. Madaras stated that they would add more inlets and provide revised plans and profiles for Mr. Mayhew to review. The Planning Commission will support the waiver request as long as not more than 10% of the travel lanes can only achieve 8 ft down the center of the road during a 100 year storm.

### Golf Course

Seeding of the golf course is expected to take place in later summer or early fall although Mr. Madaras stated that holes 8 and 9 may be seeded sooner since they can be seen from Bollinger Road.

### **Valocchi Zoning Hearing**

The Zoning Hearing Board will meet on Tuesday, June 24, 2008 at 7:30 P.M. to hear the application of Ben and Rochelle Valocchi. The applicants are requesting a variance to increase the amount of impervious surface coverage in connection with a proposed addition to their home. The subject property is located at 3 Clover Lane in the R-1 Residential Zoning District. Mr. Valocchi and Mr. Todd Kentzel attended the meeting to discuss the application.

Mr. Kentzel explained that the Valocchi property is 1.5 acres and is a non-conforming lot in the R-1 Zoning District. The existing impervious cover on the property is 11.2% and they are requesting to increase this to 14.3% to construct a family room, office, and to expand their driveway.

In order to build the proposed addition the applicant will need to move their septic system. Mr. Valocchi expects the perc test to be completed within the next two weeks.

Mr. Kentzel suggested that the stormwater basin might be located where the existing septic drainage field is located if this is allowed by the Chester County Health Department. Mr. Valocchi also stated that the septic system would be farther away from the well and will easily meet the required 100 ft. isolation requirement.

After review of the application Mr. Rawlings made a motion to recommend the Zoning Hearing Board approve this request with the following conditions:

1. The applicant shows that the new septic location will meet the required 100 ft. isolation distance from the well.
2. The applicant agrees to sign a Memorandum of Zoning Hearing Board Decision that will restrict the property from increasing the impervious cover beyond 14.3%. This Memorandum will be recorded at the Chester County Recorder of Deeds.
3. A stormwater management plan, approved by the Township Engineer, is provided prior to the issuance of a building permit.

Mr. Thomas seconded the motion, with all voting Aye.

### **Volpone Zoning Hearing**

The Zoning Hearing Board will meet on Tuesday, June 24, 2008 at 7:30 P.M. to hear the application of Stephen and Deborah Volpone. The applicants are requesting variance from the minimum yard requirements and maximum impervious surface requirements in connection with constructing a screened-in porch on an existing deck. The subject property is located at 11 Blakely Road. Mr. and Mrs. Volpone attended the meeting to discuss the application.

Mr. Volpone explained that although the existing deck meets the required 15 ft. setback from the property line, once the screened in porch is constructed the setback must be 20 ft. from the property line. The existing deck is between 16 ½ feet and 17 feet from the property line. In addition the current impervious coverage is at 14.335%. Although this will not change with the addition, Mrs. Smedley stated that Mr. Oeste suggested that they request this relief since they will be constructing a building and this may affect water flow from their property. Mrs. Volpone stated that they may want to enlarge their existing driveway sometime in the future and this would also increase the impervious cover. The Planning Commission suggested the applicant amend their application to include the future driveway expansion.

Mr. Rawlings suggested that Mr. and Mrs. Volpone provide a more comprehensive sketch plan showing all features on the property.

After review of the application Mr. Rawlings made a motion to support the application with the following conditions:

1. The applicant provides a sketch plan showing all features on the property.

2. Clarification must be provided regarding the requested relief from maximum impervious cover. The Planning Commission asked that Mrs. and Mrs. Volpone provide an exact amount of the impervious cover before they give their final support to the application.
3. The applicant agrees to sign a Memorandum of Zoning Hearing Board Decision that will restrict the property from increasing the impervious cover beyond 15.48%. This Memorandum will be recorded at the Chester County Recorder of Deeds.
4. A stormwater management plan, approved by the Township Engineer, is provided prior to the issuance of a building permit, if it is determined it is needed.

Mr. Thomas seconded the motion, with all voting Aye.

### **AWI/Croppers**

#### Extension

The applicant is granting an extension to review the land development application until September 30, 2008. Mr. Rawlings made a motion to recommend the Board of Supervisors accept the extension. Mr. Cushman seconded the motion, with all voting Aye.

### **Ordinance Task Force Item - All Terrain Vehicle Ordinance**

Mr. Piersol provided a revised draft revision of the Ordinance for the Planning Commission to review. Mr. Rawlings stated that there are many diverse opinions about the ordinance with some residents thinking the Township is over-regulating the use of all-terrain vehicles and some thinking the Township is under-regulating. Mr. Thomas stated that he believes the use and regulation of all-terrain vehicles should be done by noise regulations and he feels the proposed ordinance is too restrictive as it is written. As an example, he said that if a resident owns a 20 acre parcel and works until 5:00 P.M. they can't ride their all-terrain vehicles any evenings during the week. Mr. Rawlings stated that noise isn't the only problem; it is how these vehicles negatively impact environmentally sensitive areas. After review of the Ordinance, the Planning Commission recommended that the draft be forwarded to the Board of Supervisors, subject to any correction made after a final review. Mr. Rawlings, Mr. Cushman, Mr. Giordano, Mrs. Marshman and Mrs. Moser voted Aye. Mr. Thomas voted No.

### **HeatherWynd Dump Remediation**

Mr. Mayhew reported that the area isn't graded and seeded yet because of the rainy weather. Mr. Rawlings stated that it should be seeded both now and again in the fall. Mr. Mayhew also said that the fabric has been installed, but isn't completely covered yet with soil. The plan calls for 6 inches of topsoil and 12 inches of fill. It was noted the

stormwater inlet has been raised, but now looks too high. Mr. Mayhew stated that more grading is needed.

**Corner Ketch Landing**

Mr. Piersol stated that water has been running off the property and affecting the property at 410 Corner Ketch Road. The existing basin is to be finished with the addition of pipe and level spreader, as shown on the plan which should resolve the problem. The builder has also agreed to replace the trees that have died in the development.

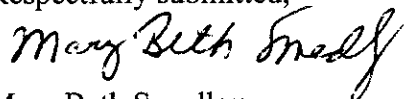
**Watters Tract**

Mr. Fischer, Mr. Piersol, Mr. Rawlings and Mr. Cushman will meet with representatives of the Watters family on June 10<sup>th</sup> to discuss the approved preliminary plan and the Watters family's suggestions for the property.

**Adjournment**

There being no further business Mr. Rawlings made a motion to adjourn the meeting. Mr. Giordano seconded the motion, with all voting Aye. The meeting was adjourned at 8:50 P.M.

Respectfully submitted,



Mary Beth Smedley  
Secretary/Treasurer