

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION**

Wednesday, March 3, 2010- 7:30 P.M.

Those in Attendance:

Mr. Bruce Rawlings, Chairman
Mrs. Sandra Moser, Vice-Chairman
Mr. Michael Corbin, Member
Mr. Stephen Cushman, Member
Mr. Charles Giordano, Member
Mr. Carl Croft, Ex-Officio Member
Mr. Michael Wagoner, Ex-Officio Member
Mr. Scott Piersol, Township Manager
Mr. Michael Mayhew, Yerkes Associates Inc.
Mrs. Mary Beth Smedley, Township Secretary/Treasurer

Absent:

Mr. Ray Crossan, Member
Mr. Mervin Thomas, Member

Opening of Meeting

Mr. Rawlings opened the meeting at 7:30 P.M. with a Salute to the Flag. There were 37 visitors present.

Planning Commission Minutes – February 3, 2010

Mr. Rawlings asked if there were any additions or corrections to the above minutes. There were no changes. Mrs. Moser made a motion to approve the February 3, 2010 minutes as presented. Mr. Cushman seconded the motion, with all voting Aye.

Proposed Giant Grocery Store

Mr. Rawlings said that although this item was not on the Planning Commission's agenda, it would be discussed briefly since the audience was made up primarily of Cropper's employees.

Mr. Barry Krieble from AWI said that he and the Cropper's employees were attending the meeting because they were concerned about the proposed Giant grocery store proposed for on the Watters Tract, directly west of the Cropper's store. He went on to say that many of the employees live in the Township and have been employed at Cropper's for many years. Mr. Rawlings said that the Planning Commission hasn't seen a formal submission of the plan for the Giant grocery store although the Township has had preliminary discussions with Carlino Development and they did attend a Municipal Authority meeting to discuss sewer capacity. He went on to say that the Planning Commission also shares their concern about how successful two grocery stores could be in such close proximity to each other. Mr. Krieble said that he feels AWI has had a good

relationship with the Township and has appreciated their help in the past, but he wanted it on record that the store associates are concerned about their jobs.

Mr. Bob Myers said that he has worked in the Cropper's Meat Department for many years. He said that Cropper's has been an institution in the community and he is concerned that an additional grocery store will ruin their business.

Mr. Rawlings thanked the Cropper's employees for attending the meeting. He reiterated that the Planning Commission was also concerned and they, along with the Board of Supervisors, would do their best to make sure that the land development submission follows all Township ordinances and protocols.

Guthriesville General Store

Mr. Piersol reported that he met with Mr. DiGiamberardino last week to discuss stabilizing the site and the proposed Pulte Homes road improvement that may impact his property. He said that the Township is frustrated that the site isn't adequately stabilized even after repeated requests by Building Inspector Jeff Cantlin. Mr. DiGiamberardino assured him that the site would be stabilized as soon as possible. Mr. Cantlin will inspect the site within the next week to ensure the required stabilization is complete.

Applecross

Mr. Rawlings said that last month Pulte submitted revised final plans and a landscape plan for review. He had several questions which were forwarded to Sam Carlo at Pulte Homes earlier today.

1. Mr. Rawlings said that the plan shows a group of Linden trees, but those trees aren't acceptable to the Township. Mr. Carlo said that he would ask his landscape consultant coordinate with Mr. Kummer on acceptable plantings.
2. Mr. Carlo was asked to have his landscape architect check the caliper of the trees. Mr. Rawlings thought they were smaller than what was on the original plan.
3. The plans should show "No Parking" signs on one side of the street. Mr. Carlo said that the latest plan shows the signs (designated R7-1) along one side of the street throughout the northern tract. Yerkes will check to make sure they are on the plan.
4. Mr. Rawlings would like the school crossing on Bollinger Road shown on both the Pulte plan and the School District's plan.

Mr. Corbin asked about the reuse of timbers from the barn that was demolished. Mr. Rawlings indicated that they would be used at the maintenance building on the corner of Zynn Road and East Reeceville Road. Mr. Piersol said that the timbers are currently being stored and are adequately covered. Mrs. Moser asked the use of the 2nd floor of the Zynn Road barn. She said that it appears it is close to a cul-de-sac, so it may not be easy to provide access to it. Mr. Mayhew was asked to determine how close the cul-de-sac is to the barn ramp. The Planning Commission would like to see the 2nd floor of the barn used in some fashion, possibly for an indoor basketball court, as discussed in the past. Mr. Piersol spoke to Bill Creeger from Pulte last week who will schedule a meeting with

a representative from the Talamore Group to discuss issues with the golf course and barn. The Planning Commission remains concerned that once the building is transferred to the golf course operator they will not be aware of the representations made by Pulte and the barn will be in jeopardy of "demolition by neglect".

Downingtown Area School District

The proposed middle school location is in the southeastern portion of the Weaver Tract, which is located in both the R-2 and R-3 Zoning Districts. The plan generally consists of the following proposed features: The middle school building, two parking lots, 3 multi-purpose sports fields, a football and track and field area, a baseball field, a softball field, a maintenance shed, and three stormwater management facilities. Most of the proposed improvements are located within the R-2 Zoning District, with the exception of a portion of one multi-purpose sports field, a portion of the football and track and field area, and a portion of the sewer disposal fields.

Mr. Rawlings said that a meeting has been scheduled for March 15, 2010 at 4 P.M. to discuss landscape issues with representatives from the School District. He will attend, along with Mr. Piersol, Mr. Wagner and landscape architect Tom Kummer. After review of the landscape plan Mr. Rawlings had several comments he would like the School District to review and/or consider.

1. The Planning Commission remains concerned about parking along Bollinger Road. As previously indicated, the School District is to provide detailed road and swale sections for the Township to review. Some Commission members continue to favor installing curbing along the road.
2. Discussions continue with the School District related to the Sewer Reservation Agreement and location of drip fields. Mr. Corbin said these issues, and costs associated with sewer connection, will be discussed at the March 9th Municipal Authority meeting.
3. Mr. Croft said that after discussions with the School District, the Open Space Committee is no longer pursuing acquisition of conservation easements. He said that the Committee appreciated the School District's cooperation throughout the discussions.
4. The Ordinance Task Force has asked Yerkes to look at the best access and location for the proposed Loop Road so that it can be reviewed by the Township and School District.
5. Norway spruce has the wrong botanical name on their plant list.
6. There are groupings of Taxus (yews) and Hollies throughout the property. These plants should be changed because of deer grazing.
7. The loop road appears to encroach upon the proposed Township compost area.
8. The landscape plan does not show the required number plantings per the Township Ordinance. This will be addressed in the March 15th meeting.

9. The plan needs to show the limits of disturbance in the wood lot near East Reeceville Road and measures that will be taken to protect the remaining trees.
10. The School Crossing and flashing lights should be shown on the plan.
11. There is a truck pull-off with access to the proposed drip fields along Bollinger Road. This could become an unwanted parking area.
12. There is a water meter pit shown in the walkway near the bus entry along Bollinger. This should be reviewed and moved if necessary.
13. The School District should provide documentation of the proposed improvements to Bollinger Road.
14. Fence details and location should be submitted for review and approval.
15. A site lighting plan with timing sequences should be provided.
16. Infiltration beds are proposed for 50% to 60% of the basins, but not in the front of the building. This should be discussed at the March 15th meeting.

Ordinance Task Force

Rezoning Tax Parcel 3005 00820400 from MU Mixed Use-Commercial District to R-2 Residential District and Amending the Township Zoning Map

Mr. Rawlings said that this proposed Ordinance changes 24.2 acres in the MU District near Corner Ketch Road to the R-2 Zoning District. After many discussions the Task Force determined that rather than having commercial districts in different areas along the Rt. 322 corridor they would rather see it concentrated in the Village of Guthriesville and near the Brandywine Village Shopping Center. This parcel was previously designed as R-2 until 1989. A portion of it was changed back to R-2 several years ago to make way for the HeatherWynd West development.

Mrs. Norma Plank, one of the owners of the parcel, said that she was opposed to the change and thinks that the value of the property will be adversely affected by the change. She also asked if the Blue Moon Florist zoning designation would be impacted. Mr. Piersol said that since it already exists as a commercial enterprise it wouldn't be affected. Mr. Rawlings suggested that Mrs. Plank provide the Township with information supporting documentation regarding the property value. Mr. Piersol said that he had previously discussed this with Mrs. Plank's attorney, Robert Supplee.

The Ordinance Task Force and Planning Commission agreed that the commercial district should be focused in the Village and also think that the Brandywine Village Shopping Center may be under-utilized now and in the future.

Ms. Nancy Bicking asked if the proposed change would affect the property owner's ability to farm the land. Mr. Piersol said it would have no effect.

Mr. Corbin made a motion to recommend the Board of Supervisors submit the draft Ordinance to the Chester County Planning Commission for their Act 247 review and advertise it for adoption. Mr. Rawlings seconded the motion, with all voting Aye.

Proposed Village Extension District Revision

This proposed Ordinance fixes the boundaries for the Village overlay and adds a portion of the Applecross development at the southwest quadrant of Bollinger Road and East Reeceville Road. It also eliminates the provision whereby contiguous parcels could be included as part of the overlay district.

After review of the Ordinance Mr. Rawlings made a motion to recommend the Board of Supervisors forward the draft Ordinance to the Chester County Planning Commission for their Act 247 review and advertise it for adoption. Mr. Giordano seconded the motion, with all voting Aye.

Caspar Zoning Hearing

The Caspar Zoning Hearing, originally scheduled for Tuesday, March 2nd, has been rescheduled for Tuesday, May 4th to allow the applicant time to have a stormwater management plan prepared.

DVRPC Meeting

The DVRPC will conduct a final meeting to discuss their project "Guiding Transportation Investments and Land Use Decisions Along US 322" on Friday, April 23, 2010 from 9 A.M. to 11 A.M. here in the Township meeting Room. Township Officials and Board members are encouraged to attend. The meeting was originally scheduled for April 9th.

Lyme Disease Program

Mrs. Moser said that the Pennsylvania Lyme Disease Awareness Committee will show a documentary on Lyme disease on Thursday, March 11, 2010 at 7:00 P.M. at the East Brandywine Township Municipal Complex. All are invited and encouraged to attend.

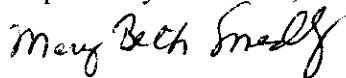
Comments from the Audience

Mr. Rawlings asked if there were additional comments from the audience. There were no comments.

Adjournment

There being no further business Mr. Rawlings made a motion to adjourn the meeting. Mrs. Moser seconded the motion, with all voting Aye. The meeting was adjourned at 9:35 P.M.

Respectfully submitted,



Mary Beth Smedley, Secretary/Treasurer