

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION
Wednesday, May 5, 2010- 7:30 P.M.**

Those in Attendance:

Mr. Bruce Rawlings, Chairman
Mrs. Sandra Moser, Vice-Chairman
Mr. Stephen Cushman, Member
Mr. Charles Giordano, Member
Mr. Ray Crossan, Member
Mr. Carl Croft, Ex-Officio Member
Mr. Michael Wagoner, Ex-Officio Member
Mr. Scott Piersol, Township Manager
Mr. Michael Mayhew, Yerkes Associates Inc.

Absent:

Mr. Michael Corbin, Member
Mr. Mervin Thomas, Member
Mrs. Mary Beth Smedley, Township Secretary/Treasurer

Opening of Meeting

Mr. Rawlings opened the meeting at 7:30 P.M. with a Salute to the Flag. There were six visitors present, along with MileMarker Editor George Holmes.

Planning Commission Minutes – April 7, 2010

Mr. Rawlings asked if there were any additions or corrections to the above minutes. Mr. Croft stated he was not present at the Planning Commission meeting held on April 7th. With that revision, Mr. Rawlings made a motion to approve the April 7, 2010 minutes. Mrs. Moser seconded the motion, with all voting Aye.

Guthriesville General Store

Mr. Piersol reported on the site stabilization. Risbon Excavating has been awarded a contract by owner Claudio DiGiamberardino to construct the access drive to the property, the parking lot areas, and remove the macadam surfaces in accordance with the PennDOT-approved Highway Occupancy Permit plan. Work on this part of the project is scheduled to begin on Thursday, May 6th. Jeff Cantlin from Yerkes Associates has been hired by Weaver Memorials to monitor the paving work.

Mr. Piersol explained that although the improvements did not require a land development plan, a stormwater management plan will be provided by Mr. DiGiamberardino and his engineer, James Frisch from Register Associates for the Township to review and approve. Mr. Mayhew, Mr. Cantlin, Mr. Piersol and Mr. VanLew did meet with Mr. Frisch and Mr. DiGiamberardino on site several weeks ago to discuss how to accomplish a basic form of stormwater management for the site.

Mr. Rawlings asked about the wetlands on this site. Mr. Piersol referred to the approved Highway Occupancy Plan on display, and indicated to the Commission the location of wetlands on the site. Mr. Piersol assured the members the site work would not impact the wetland area of this property, and indicated more of the wetlands are on the adjacent property owned by Heritage Metalworks. Mr. Cantlin has already addressed the wetland concerns with both property owners and their contractors.

Applecross

Zynn Road barn update

Mr. Mayhew showed a plan he has presented to Pulte Homes to show how access by grass pavers to the upper level of the bank barn. Sam Carlo stated the golf course operator will be responsible for the use of the barn, rather than Pulte Homes. Mr. Carlo stated his understanding the golf course operator is not certain of the final plans for the barn and its uses, other than for golf cart storage. Mr. Rawlings indicated the Commission wishes to go on record that they desire to be more involved in discussions for the final uses for this structure, including the provision of a handicapped-accessible walkway surface for access to the upper barn floor.

Pulte Homes Walking Trail Issue

Mr. Mayhew met with property owner Jim Buczala on site to discuss his concerns about the trail setback from the large trees located on his property. Mr. Mayhew presented the Commission with two plans which suggest possible alternatives to the existing plan which revise the trail location and landscaping plans as currently presented. Mr. Mayhew is working to schedule a meeting with representatives of the Chester County Conservation District and PA DEP to discuss this issue, since the Conservation District requested, during the previous plan revisions, that Pulte Homes maximize the infiltration of the basin in question, and in the north tract.

Mr. Rawlings suggested that Pulte Homes should work diligently to avoid damage to Mr. Buczala's trees by attempting to avoid damage to the tree root system.

Saleh Zoning Hearing

Mr. Raad Saleh appeared to discuss his desire to construct a detached garage on his property located at 1 Raleigh Drive. The garage is intended for storage of vehicles and other personal items. Mr. Saleh explained the current configuration of the existing driveway and home, which he stated creates an issue with trying to locate the structure on the property and comply with the required front yard and side yard setbacks. He further explained that the location of the well and septic system precludes locating the garage on the north side of his home, a question asked by the Commission.

After initial review of the plan Mr. Saleh has presented, it was determined the garage structure appears to meet the required side yard setback, according to the dimensions shown on the plan, but will not meet the required 75-foot setback required from the center of Raleigh Drive to the front-most part of this proposed structure.

Mr. Rawlings asked why the garage could not be located on the north side of the dwelling. Mr. Rawlings indicated the details shown on the plan did not appear to prevent the garage location on that side of the dwelling. Mr. Saleh stated the septic system may be compromised, and there are large trees on that side of the dwelling he wishes to retain. Also, he felt the size of the garage looking from Route 322 would be a greater height than the dwelling.

Mr. Rawlings asked if Mr. Saleh had any future intention to attach the garage to the existing dwelling, provide water and electric to the garage, or create living space above the garage storage area. Mr. Saleh indicated he would have electric service provided in the garage, but has no intention to attach the garage to the dwelling, provide water or create living space in or above the garage.

Mr. Saleh stated he may want to construct an addition to the dwelling in the future. Mr. Mayhew had calculated the impervious surface coverage on the property with the existing impervious areas, and the proposed garage addition, which he stated will be 7%.

Mr. Rawlings suggested that Mr. Saleh needs refine his plan further to show all the factors that prompt him to request the relief detailed in his application. It was suggested Mr. Saleh has other options, and the Zoning Hearing Board may require a great deal more information than Mr. Saleh has provided with his application and plans. Mr. Rawlings did state that, because the Planning Commission is only a recommending body, Mr. Saleh could choose to proceed to the Zoning Hearing with the existing plan and application.

Long Zoning Hearing

Robert and Carolyn Long appeared before the Commission to discuss their application for zoning relief. They are planning to remove an existing porch and part of a room of their home, and replace it with another living room, powder room and utility room, all on one floor level. They are looking at their future and wish to avoid stairs as much as possible.

The plan requires extending an additional six feet into the side setback. The existing side yard setback to the south is only eighteen feet. There is an embankment on this side, which is adjacent to the Wilson property, which is ten feet in height, and approximately twenty-four feet long. The existing home is non-conforming to the required side yard setback.

The Longs chose this route after several other alternatives around the existing home layout. In most alternatives, additional stairs would be necessary. The well and septic systems conflicted with other alternatives.

The Longs explained the existing porch and room appeared to have been constructed in the 1950 or 1960 era. Snow damaged a portion of the structure they wish to remove as part of this project.

Mr. Long explained Jefferis Road at one time extended past their home. The existing side yard was at one time many years ago the front of the home.

Mr. Rawlings asked the distance to the closest home. Mr. Long estimated the distance to the closest home was approximately four hundred feet.

Mr. Long reported that he had attended the Historic Commission April meeting, and reported the Commission favored their project.

After review of the plans presented for discussion, the Commission suggested the Long's plans be modified to show accurate distances to the well, septic system, trees, the embankment and adjacent dwellings, and provide further explanation of the reasons for the Long's request.

The consensus of the Commission was the Longs are headed in the right direction, and favor their application.

Ordinance Task Force

At their April 28, 2010 meeting, the Ordinance Task Force recommended tabling both the proposed MU District and VE District revisions. It has been suggested that a meeting be scheduled with the Plank family to discuss options. The Task Force members also considered the County Planning Commission comments on the other properties remaining in the MU District as proposed by the amendment.

Comments from the Audience

Mr. Rawlings asked if there were additional comments from the audience. Mrs. Linda Morrison asked about the status of the Master Development Strategy for the Village of Guthriesville. Mr. Rawlings stated that funding for additional detailed planning is currently the primary issue. Mrs. Morrison mentioned the plans West Bradford Township has for the Village of Marshallton for which the Township received federal funding to underwrite part of the project. Mr. Piersol said that he has spoken with Assistant Township Manager Vince Visoskas about the project and particularly the federal funding. Mr. Visoskas indicated the grant program has numerous strings attached, which has caused a significant increase in the cost of the project planning due to the grant requirements, and has delayed the start of the construction. Mr. Visoskas also commented on the additional Township staffing needs to manage the project.

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 9:05 P.M.

Respectfully submitted,



Scott T. Piersol, Township Manager