

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION
Wednesday, July 6, 2022**

Those in Attendance:

Bruce Rawlings, Chairman
Jim Buczala, Vice-Chairman
Charles Giordano, Member
Nancy Gibson, Member
Lauren Van Dyk, Member
Luke Reven, Township Manager
Tom Oeste, Township Solicitor
Nate Cline, Township Engineer

Opening of Meeting

Chairman Rawlings opened the meeting at 7:00 PM with the Salute to the Flag.

Chairman Rawlings reminded those in attendance of Resolution 2001-08, Rules for Conduct at Public Meetings, stating, "The time allocated to each individual making a comment shall be three minutes, unless otherwise set by the presiding officer. Additional public comment may be granted by the presiding officer at the conclusion of the meeting."

Public Comment on Non-Agenda Items

Mr. Michael Wagoner, 241 Jefferies Rd. Asked the Commission if he could make a comment regarding the Comprehensive plan prior to the consultant's presentation.

Planning Commission Minutes of May 17, 2022, and June 1, 2022

Vice-Chairman Buczala made a motion to approve the minutes of May 4, 2022. Member Giordano seconded the motion, with all members voting Aye. Motion passed 5-0.

Chairman Rawlings made a motion to approve the minutes of June 1, 2022. Member Giordano seconded the motion, with all members voting Aye. Motion passed 4-0. Vice- Chairman Buczala abstained as he was not in attendance of the meeting.

New Business

Variance Application: 115 Windy Hill Road

Residents Keith and Barbara Dallara, 115 Windy Hill Road presented the Commission with a description of their Variance application. Stating the variance was necessary in order to place the detached garage on the side of their property. Mr. Dallara added due to the septic system location and many trees this is the best location.

Mr. Rawlings advised the Dallara's prior to appearing before the Zoning Hearing Board make sure to document the locations of their well and septic system. He also inquired if screening has been planned to block the view of the garage from the neighbors. Mr. Dallara stated it has not, adding there are trees already in place. Mrs. Dallara stated their neighbors are fine with this project. Mr. Rawlings asked the Commission for their thoughts. Mr. Buczala agreed that the septic system is limiting. Adding he does not have a concern and feels the Dallara's have an argument for a hardship. Member Van Dyk stated she supports this application. Member Gibson supports this application. Member Giordano also supports this application. Mr. Oeste stated he did not have any comments and feels the applicant can establish a hardship. Mr. Nate Cline, had no comments either.

Mr. Reven provided clarification of what determines a front lot pursuant to the Township code. He added while the house is oriented east, west that is not what is used to determine a front lot verses a side or rear lot. He also added it is because the house is parallel to the closest road Windy Hill.

Mr. Rawlings made a motion that the Planning Commission supports this application with the following terms of placing the garage in the front yard setbacks, dealing with all appropriate stormwater conditions, put a clause in there for no future pools or decks with in the front yard area, reason being of the septic and well locations, large trees, not to increase the impervious on the property. The property is an interior lot. Based upon a Parelle front yard to the existing roadway.

Mr. Croft addressed the Commission stating he does not feel it is appropriate for the Commission to impose conditions as the applicant does not have to come before the Commission. He added their impervious coverage is only 2%. He also added you passed a motion with conditions; he does not feel that was appropriate however, he stated he will leave it to the solicitor. He added you can certainly make recommendations but does not feel it is appropriate to take away property rights when the applicant came in for a review of their variance application. Mr. Oeste added this is a recommendation by the Planning Commission to the Board. Stating this can be discussed at the Board meeting Tomorrow morning. Mr. Croft stated the Commission cannot legally put conditions on this variance review. Mr. Rawlings stated we will strike the word motion and replace it with recommendations. Mr. Rawlings stated with that change do we have a second. Mr. Buczala seconded the recommendation. With all members voting Aye, recommendation passed 5-0.

Variance Application: 31 Harner Court

Residents Drew and Emily Smith, 31 Harner Court presented their variance application to the Commission. Stating they are seeking a variance of the rear and side setbacks to construct a concrete patio, enclosed 2nd story deck and open-air deck on the side.

Mr. Rawlings asked what side of the house the deck would be on, Mr. Smith stated it is on the right side of the house. Adding that the setback on the southeast side is 2 feet and 4.2 feet on the north east side. The requirement is 10 feet setback from the side and rear lot lines. Mr. Oeste stated there is a provision in place regarding this subdivision and its approved plan stating deck provision 10 feet. He added it does not state whether it is a covered deck or uncovered deck. He also added there is a parallel provision in the zoning ordinance stating an uncovered deck is to be 10 feet from the property line. Mr. Oeste stated that the 15-foot requirement applies to this because it is a covered deck. Mr. Buczala inquired about the retention basin and how close this would be to the retention wall associated with the basin. Mr. Smith stated on the North East side it would be 4.5 feet. Mr. Buczala stated he has

concerns regarding how the retention wall is anchored. Mr. Buczala inquired if the HOA has approved this project. The applicant stated they have documentation stating it has been approved. Mr. Rawlings asked if there was a reason why they couldn't build the deck on the opposite side of the house. Mr. Smith stated it would be visible to the neighbors. Member Giordano inquired how the recent storm events had impacted the basin in their back yard. Mr. Smith stated the temporary pipe has been removed which pushed most of the stormwater from the community to that basin. Adding that pipe was there during the construction phase of the subdivision. Since it has been removed the basin is relatively dry. Mr. Oeste stated the setback for this is a 10-foot side yard, 15-foot rear yard with a 23-foot aggregate. Mr. Cline stated he was not concerned about stormwater he did have a concern regarding the retaining wall but feels it can be worked out with the building code officer. Mr. Oeste add this is a dimensional variance, adding the Zoning Hearing Board is the body that will decide if there is a hardship. He advised the Planning Commission to look at this variance application from a planning perspective. He also stated no variance creates a precedent each variance stands on its own based on the facts. He also stated that does not stop an applicant from going to the Zoning Hearing Board and stating you gave it to my neighbor, why not give it to me. Mr. Oeste went on to say there are factors that is the open space. He advised the Commission that they suggest to the ZHB that they impose a condition that says they can never enclose this deck with wall or windows. Mr. Buczala asked how closely does the HOA review these projects, have they rejected any previous projects with this same building line issues. Mrs. Smith stated the HOA has rejected other projects based on easements or other issues specific to their lots. Adding our bylaw state 10x10 however the HOA has allowed the residents to build projects that require variances. Mr. Rawlings asked the applicants if there was a can, they can revise their plan to go from 2 feet from the side lot line to 5 feet. Mr. Buczala stated again that he is concerned the HOA is not scrutinizing these projects for the benefit of the community. Adding there is a reason the build lines have been set, and that is for the appearance of the community as a whole. Mr. Smith added he believes there is 2-3 acres of open space behind the house. He added there is a lot of open space around the property. The applicant declined Mr. Rawlings suggestion on shrinking the patio to increase the side lot line from 2 feet to 5 feet stating they would like fireplace and need the extra room.

Supervisor Croft stated he understand the setbacks in the community were base on a negotiated agreement based on a court settlement, and do we violate the settlement if we change the setbacks. Mr. Oeste stated the Zoning Hearing Board has the authority to grant variances from the setback requirements that were imposed by this development.

Mr. Rawlings asked for comments from the audience. Mr. George Henderson, 8 William Penn Drive asked if the HOA, Planning Commission or Zoning Hearing Board supersede one another. Mr. Oeste responded stating unless the HOA documents state the Township can enforce it, the HOA declaration is independent of this Boards authority. Mr. Reven added that the Township's application asks if HOA approval has been obtained. Adding the Township processes all applications within the required 15 business day regardless if HOA approval has been obtained.

Member Van Dyk stated that she would not support this application based on the fact she does not see a hardship, stating setback are something you look into during the purchasing process. She added set back are there for a reason. She also added she knows a few property owner's south of this property that are having stormwater issues and have view shed concerns.

Mr. Rawling made a motion that the Planning Commission does not support the application because they do not perceive any hardship. Mr. Buczala seconded the motion. With all members voting Aye, motion passed 5-0

Mr. Rawling made a recommendation to the Board of Supervisors that a representative from the Planning Commission be appointed to represent the Township at the Zoning Hearing Board meeting on July 14, 2022. Member Van Dyk seconded the motion. With all members voting Aye, motion passed 5-0.

Mr. Reven informed the applicants that this will be a agenda item appearing before the Board of Supervisors meeting 8 AM Thursday morning. Adding this is a opportunity to present your project to the Board. Mr. Reven also explained the Zoning Hearing Board operated like a mini court and will make the final determination on approval or not of their project.

Presentation of the Comprehensive Plan

Jennifer Reitz of Tom Committa and Associates and Michael Wagoner of the Ordinance Task Force present the Draft Comprehensive Plan to the Commission and Audience. Mr. Wagoner explained the Ordinance Task Force in conjunction with consultants has spent the last nine months working on this project. He added the Comprehensive Plan is required to be updated every ten years. Mr. Wagoner stated most of the data in the plan came from our survey, adding each resident in the Township was mailed a survey. He added the survey was also available on line. He added they were very pleased with the response.

Ms. Reitz stated it has been her pleasure to work with the Ordinance Task Force over the past ten months to bring this plan together. She stated the goal of the plan was to adopt a plan update and map that would focus on the most significant needs, issues and opportunities within the Township. Build on the work that the Township has already done, is consistent with Landscapes, is thorough yet concise, and is implementable. She also added it's important because it give the Township the ability to pursue grants, supports policy changes. Ms. Reitz stated once the plan goes through the review with the County (Act 247) they are hoping to be back before the Board in September /October for a public hearing. Ms. Reitz reiterated that 29% of Township residents participated in this survey. She added this is a phenomenal rate of participation. She also stated the three main choices that were selected for the question" why you would live in East Brandywine Township" was housing availability, scenic beauty and quality of schools. They also looked at what issues are most important the items selected were open space conservation, natural resource protection, and opportunity for passive recreation. Ms. Reitz stated as part of the process eight stakeholder interviews representing a variety of Boards, Commissions, and staff were conducted summer of 2021. She added a few of the points were traffic, protecting open space, pedestrian paths, and maintain adequate staff and service levels in line with the growth of the Township. She also added we conducted a community engagement session in September in this room. However, it was not attended as they had hoped it would be.

Ms. Reitz stated there are ten sections that had goals and objectives. Guthriesville Village is a priority section. The focus is on the traditional center, safe and convenient vehicular circulation, and where possible pedestrian, community character and cohesive appearance. The Reeceville Road extension, and the master plan- evaluation and reality check. Natural resource protection and open space is anther concern. Continuing to protect those resources, leveraging the Townships Open Space fund,

preventing depletion of groundwater and surface water supplies and finding opportunities to create climate resiliency. Parks and Recreation and trails were heavily supported through the survey. She added they are focused on putting out the Township map and how to implement the East West trail plan which connects to the Struble trail over to Hibernia Park in West Brandywine Township. While also creating connection into neighborhoods from the spine of that trail and into Guthriesville. She also stated in regards to Park & Rec, staying focused on Bondsville Mill Park while looking at the other parks in the Township. Another focus, Community character, goes back to historic resources. There was also support for education of historic events in the Township via news letter and social media in support of the Historic Commission and historic preservation in the Township. She added energy conservation and climate adaptation was a new section with in the plan. Brandywine Conservancy performed a climate profile for the Township which is include in the back of the plan. The focus was on how to improve energy efficiency of the Township services and facilities, encourage greater energy efficiency in the built environment, promote greater use of renewable energy resources, consider public-private partnerships that encourage greater efficiency and local energy production, and proactively consider impacts of climate in the Township and reduce and implement cost effective hazard mitigation measures. Community facilities and utilities, provide effective, efficient, and fiscally sound Township administration, facilities and services that re commensurate with the pace of growth and maintain a high quality of life for East Brandywine Township residents.

Ms. Reitz stated transportation is a big concern for our residents. Improve the appearance, function and safety of the Route 322 corridor, improve safety and operations at priority intersections, initiate and evaluate a variety of traffic calming measures for local roads, maintain Township roads in good repair, work with the County, PennDOT, and DVRPC to address regional transportation concerns, and advocate for long term public transportation options along the 322 corridors. Future land use is where everything is summed up, promotes development which enhances the traditional character of East Brandywine Township by maintaining the greatest amount of protected open space possible, agricultural activity where it can be sustained, limiting commercial services to appropriate locations, and promoting a diversity of housing types for persons of all income levels and ages.

Ms. Reitz presented 15 short term action items to the Commission and the audience. She added she has received suggestions from the County and those suggestions will be added into the plan. Ms. Reitz aske the Commission and audience for comments and questions.

Mr. Jason Winters, 750 Little Washington Road stated he had a couple of questions regarding the official map and parcel 2069 Bondsville Road. Mr. Reven projected the 2014 Guthriesville Master Plan map. Mr. Winters stated in the Townships traffic impact fee ordinance for capitol improvements, is the Reeceville extension its own project or is that part of a whole new road. It was supposed to be on the Weaver tract but was not depicted on the approved preliminary or final plan. Mr. Rawlings and Ms. Reitz both stated that could not answer the questions. Mr. Winters asked how this can be on the map if the family is not in support or has not sold its land to the Township. The discussion continued; Mr. Reven presented the items that are in the plan, as deliverables in the short term. Update the ACT 209 study, and build the East Reeceville Road extension he stated these are both action items of the Comprehensive plan. Mr. Winters stated in Chapter 329, section C states the reservation for public use of any property or route shown on the official map shall lapse and become void one year after the owner of such property has submitted a written notice to the Board announcing the intention to build/subdivide the property. Unless the Township acquired the property, he added that the codes stated if the Township does not start the process, it becomes void. He added in 2019 the Township

received a sketch plan for 21 townhomes on this property. He also stated there has not been a conversation with the owners regarding this project. The owners are moving forward to develop this property. Mr. Rawlings stated he was aware a sketch plan was received by the Township but since then has not been informed of the project moving forward. Mr. Winters asked if the Township has purchased the property. Mr. Rawlings stated he did not know.

Mr. George Henderson, 8 William Penn Drive asked if the proposal and slides are available on the website. Mr. Reven confirmed and provided the website address ebrandywine.org/comp plan. He also inquired how do we track where we are today. Mr. Rawlings stated through a survey. Mr. Buczala added we also use the Comp plan to set priorities and focus on adjustment to the ordinances. He added the list is revisited and reprioritized as needed. He also added on occasion David Sweet will provide a summary of what is accomplished and provide a list of what the remaining action items are. Mr. Henderson added he was curious on how you stay on target. Mr. Reven add the existing 2009 Comp Plan is also available on the website. He added since 2014 the Comp Plan has been used as the guiding document for considering public policy changes in the last decade.

Ms. Reitz stated she will be back in September/October. Mr. Rawlings stated we need to discuss Mr. Winters questions. Ms. Reitz stated it relates to the draft of the Official map. Mr. Oeste suggested in order to keep the plan moving forward it needs to be sent to the Board of Supervisors to conduct a public hearing and go through the other procedural requirements. He added it would be appropriate for the Commission to make a motion to forward the draft Comprehensive plan to the Board of Supervisors. Mr. Wagoner asked the Commission how will the statement that Mr. Winters made effect the progress of this plan. Mr. Oeste stated the comments pertain to the official map not the plan. Adding the official map is not part of this process. Mr. Buczala stated he understands the Official map is a separate project however, can we still move forward and present the plan to the Board.

Mr. Buczala made a motion to forward the draft Comprehensive Plan to the Board of Supervisors for approval to send the plan to the County for ACT 247 review. Mr. Rawlings seconded the motion. With all members voting Aye, motion passed 5-0

Chester County Stormwater Ordinance

Mrs. Beth Uhler from Cedarville Engineering Group presented the Commission with the Stormwater Ordinance updates required by the state for any municipality that has a NPDES, MS4 permit. She stated the Townships NPDES, MS4 permit requires the Townships stormwater ordinance to be consistent with the DEP 2022 model ordinance by September 30, 2022. She added the County has developed a process to update the ACT 167 countywide storm water model consistent with the 2022 state model. She stated this was done to help the municipalities while completing the documentation. Mrs. Uhler stated the need for this update is driven by the prevalence and frequency of intense storm events, continued growth and pressures that the county continues to see, it also provides an opportunity for municipal and public input. Mrs. Uhler provided an overview of the items that are being updated; the simplified approach, green infrastructure, low impact development, conservation design, and long-term stormwater best management practice inspection frequency. She added another area DEP has made minor changes to is authorized discharges. Mrs. Uhler stated there were also updates made to the definitions. Adding Solar panels and if they are to be considered impervious. She also stated the new definitions added are enviro-evaporation and managed release concept, regulated impervious surface, and stormwater control measure. Mr. Nate Cline added an important note is the addition of the

managed release concept. He added by adding this new concept to our code it will help facilitate more modern and current BMP's. He stated this is a good improvement to the Townships code. Mrs. Uhler provided the commission with a rough time line of the process stating a presentation was given to the Ordinance Task force on June 22th, here before the Commission on July 6th, the next step would be to have the solicitor review and format the ordinance for consideration of adoption and present it to the Board at the July 21st Board of Supervisors meeting to request a motion for advertisement. The ordinance is then slated for potential adoption before September 30th. Mr. Reven added Mrs. Uhler would perform a mark up of the code language and Mr. Oeste's job would be to convert that into the Ordinance. Mr. Oeste stated it would be his preference to enact a new ordinance. Mr. Oeste added that he was told that Chester County Planning Commission does not want to see this Ordinance. Mrs. Uhler confirmed ACT 247 is not required.

Mr. Rawlings made a recommendation that the Township Solicitor reformat this ordinance as an addendum of our stormwater project. Mr. Buczala seconded the motion, with all members voting Aye, recommendation passed 5-0.

Current Applications

170 Crawford Road: Final Plan Approval

Mr. Rawlings stated the applicant was unable to attend tonight. This will appear on the August Planning Commission agenda.

Brandywine Walk Applicant Updates

Mr. Brian Nagle, solicitor for the applicant stated DR Howell submitted a plan that addressed the prior comments, adding they have been working with the Township engineer to make sure all issues are addressed. He also added DL Howell will be resubmitting hoping for a recommendation in August. Mr. Nagle stated they have received information from the Army Corp of Engineers that no permit is required for the pond. They also received confirmation from PA DEP that no Chapter 105 permit is required for the pond. Mr. Buczala asked if a rationale could be provided that the Army Corp and DEP used for waiving those permits. Mr. Rawlings asked that they continue with the update and come back for questions. Mr. Nagle stated there was a discussion regarding a waiver for MRC. He added we do not need a waiver for MRC adding there may be a modification for that. He stated there are two minor tree separations waivers that are included on the plan. He also added they would like to provide an update on third party permits, the HOP permit has been approved, the sewage facilities planning module and the part two permit for the drip fields control facility are both approved. He added they are having discussions with the municipal authority about possible changes in the future but the base permits for the project are approved. The conservation District permit is close to complete. He added AQUA is in the design phase, and Peco is substantially complete.

Justin Brewer, DR Howell, Design Engineer for the applicant. Presented the Commission with responses to a list of comments that were made at the last meeting that the applicant attended. He stated the project will be a 55 plus community, there is no need for school bus stops in the community. He added the truck turning plan will be reviewed and submitted to the Township and Fire Marshal for their review. Trails will be available for public use with various surfaces. There will be a crosswalk connection across Bollinger Rd to the Applecross side. He added they are currently working on road

names. The club house will meet the Township requirements for parking. Traffic impact fees as documented in the Township Engineers letter is as previously agreed upon. He also added there is a recreation fee credit that is being worked on. Regarding roadway improvements there are 3 PENDOT HOP permits that have been issues, one for the emergency access onto Route 322 and two along Reeceville Road. Mr. Brewer mentioned there was a question regarding the depth of the driveways, he stated those are at a minimum of 20 feet beyond the right of way. He added the roads will be private. The emergency accesses will be available in Phases three and four of the project. The roads will be asphalt. He added lighting will be at the intersections of the development and at the clubhouse. There will be no one-way streets. He stated they are currently working with the landscape architect to prepare a plan to remove invasive species and others that were mentioned at the last meeting we attended. The HOA documents are in progress. Snow removal will be handled by a private contractor. He added they are looking at triangulation of street tree planting specifically in the towns house community. He also added that there will be white vinyl fencing with black mesh added around the wet pond.

Mr. Rawlings asked how is the sidewalk connecting on Bollinger Road. Mr. Brewer stated the sidewalk will come out to Bollinger go down Bollinger and connect where the existing trial is located. He added it is being built with in the right of way. Mr. Rawlings asked who is obtaining the permit for the access road that is going across the wetlands. Mr. Brewer stated that permit was obtained through the DEP and is in hand. Mr. Rawlings asked if the truck turning radiuses had been checked on Reeceville Road. Mr. Brewer stated it has been verified. Mr. Rawlings inquired about parallel parking. Mr. Brewer stated there is a section in the community however, if it is necessary to eliminate due to the width of the street, there is enough parking to do so. Mr. Buczala added it is comment 28 of June 10th Pennoni letter stating you would need to widen the road if you include parallel parking there. Mr. Rawlings added we are finding there is not enough parking available. He asked how much off-street parking is available not counting the driveways. Mr. Buczala asked what was the thinking behind the parallel parking in that area. Mr. Brewer stated it was placed on the plan prior to his involvement.

Mr. Buczala what was the reasoning for the Army Corp and DEP to waive the permitting. Mr. Brewer stated there were studies that were performed, again prior to his involvement and presented to the DEP and Army Corp. Adding a determination was based off of those reports. He added he can look into what the basis of the decision was and get back to the Commission.

Mr. Rawlings inquired if Mr. Brewer was able to provide the basement elevations. Mr. Brewer stated there are a few that may be problematic however the builder will make a decision at the time of building and make adjustments as needed. He added the builder has indicated they have had water table issues that they have been able to mitigate in past subdivision. Mr. Buczala stated a general comment would be to verify where the water table is to confirm there is not going to be issues for any of the units. Mr. Nagle stated they have identified with DL Howell and the developer they are all aware of where that area is and are aware of it.

Mr. Buczala stated there were a few items on the June 10th review letter he would like to address. He asked for clarification on the improvements for Hopewell Rd, Bondsville Road and the intersection. Mr. Brewer stated as far as this project is concerned there are no improvements at that intersection. The PENDOT improvements are with the driveway access to Reeceville and Route 322. Mr. Cline stated there is an outstanding obligation with Applecross to make modifications to that intersection.

Mr. Buczala asked regarding the Reeceville Road access were the properties across the street considered in regard to headlights striking the front of the homes. Mr. Brewer stated this access point was considered with the neighbors however PENDOT decided due to site distance that was the best location. Mr. Buczala asked if they had communicated with the neighbors regarding screening. Mr. Brewer stated not at this time. Mr. Buczala added we want to be considerate of the people already residing in that area. Mr. Brewer added that property in regard to elevation is significant higher and should not be affected. Mr. Rawlings asked that the applicant take a look to make are they are in fact protected. Mr. Cline stated we did ask for some modification, unfortunately PENDOT dictates placement due to site distance and such.

Mr. Buczala stated in regard to stormwater there is a long list of BMP's that are not meeting the numbers. Mr. Nagle suggested giving Mr. Cline an opportunity to review all of the updates. He added they did have a meeting; the engineer was there and reviewed those details. He also added a lot of work has been done since the June 10th letter. Mr. Nagle suggested once everything has been reviewed see where we are at the next meeting adding hopefully everything will be addressed. Mr. Buczala asked how comfortable Mr. Brewer is to satisfy these questions. Mr. Brewer stated after meeting with Mr. Cline and reviewing his comments he is confident he will have everything addressed.

Mr. Rawlings stated he noticed all roof drains are required to be at the surface. He asked if that will be decided on each property. Mr. Brewer stated it will be noted on the plan. He added when the building permits are applied for it will be referenced in the recorded plan. Mr. Rawlings suggested it should be mentioned in the HOA documents. Mr. Nagle stated it can be placed in the declaration.

Mr. Buczala inquired about the wetlands report. Mr. Brewer stated there are 2 items in the report he mentioned he spoke to Mr. Cline the information is there. Mr. Buczala asked about the riparian buffer issue. Adding it looks like there is some grading that may affect the area. Mr. Brewer stated they would tighten up the grade to make sure there is no disturbance.

Member Lauren Van Dyk encouraged Mr. Brewer to work with Mr. Cline to get the Stormwater finalized. Adding Stormwater is a concern.

Member Giordano inquired if they are offering decks on the homes. Mr. Brewer stated it would be with in the footprint on the townhome.

Mr. Oeste asked if it can be placed in the HOA declaration that no decks will be permitted in the setbacks and no variances can be applied for. He added the Township is having a constant problem with this and this development is very dense. Mr. Cline added that within the HOA document it limits the size of the decks permitted to be built. He added Mr. Brewer has incorporated a max square footage for these lots with their stormwater management to incorporate the max buildout as possible. Mr. Reven added Brandywine walk has detached homes as well. He asked if the owner would own just the footprint of the building in the attached models. Mr. Brewer confirmed. Mr. Cline added in your illustration you are showing the max dimensions inclusive. Mr. Oeste stated he would like the buyers to understand what their limitations are regarding decks and patios. Mr. Brewer added from an engineering view it is inclusive to what is shown on our plans.

Mr. Buczala asked regarding the builder, will it be the same builder that is building Mapleview. Adding he is curious about the architectural esthetics of the units. An unknown audience member stated this is the same builder, adding the homes will higher end and much nicer.

Mr. Rawlings asked if they are planning on attending the August Planning Commission meeting. Mr. Brewer confirmed. Mr. Rawlings asked the audience for questions.

Mr. Gill Weaver inquired as to when the last wet lands study was conducted. Mr. Brewer stated he would need to look back for the date but suspected it was 2018. Mr. Weaver stated it looks like below the pond has broadened. Mr. Brewer added one of the comments from the Chester County Conservation District was to make sure we examine the hydrology, adding from what they are proposing to do with the basin discharges to the wetlands so that we are not over inundating the wetlands or taking too much water away form them. He added we have a wetlands scientist that will be revieing everything to make sure the impact is minimal or if there are changes that need to be made. Mr. Rawlings asked that the answer to that question be available when they come back in August.

Mr. Oeste asked if anyone had looked at the conditions of the preliminary plan approval. Adding there are several conditions in the preliminary plan approval that need to happen prior to final approval being granted. Mr. Cline added they will revisit the preliminary plan approval as part of the next review. He added the applicant's team should do the same. Mr. Nagle stated he understand Mr. Oeste's concerns. He added he feels that they have addressed all of the issues.

Township Plans

There were no new plans.

Ordinance Task Force Update

Mr. Rawlings stated there was a meeting on June 22nd. Stating they discussed the county stormwater. They also reviewed impervious surface coverages. Adding the Board would like to have R-1, R-2 & R-3 impervious surfaces increased in those districts. Mr. Rawlings asked Mr. Croft if this is on the Boards agenda for discussion Thursday AM. Mr. Oeste stated it is on the agenda for permission to advertise and send it for ACT 247 review. Mr. Croft added we spoke with the Township engineers, who recommended the change. Mr. Rawlings stated they also discussed they would like to increase the parking from .25 to .5 parking not in front of the townhouse units not counting the driveways. Mr. Oeste stated that ordinance has not been drafted yet. Mr. Rawlings added they discussed the Comp plan. Unit density for TND 1 and TND 2 was also discussed.

Public Comment on Non-Agenda Items

Ms. Nicole DiTomo, Brookside Drive. Asked how many units proposed. Mr. Cline stated 290 plus. Ms. DiTomo inquired if the Commission take affordability into consideration when reviewing a plan. Adding this is a 55 plus community and it was stated it was high luxury market value property. Mr. Rawlings stated it would be if the applicant wanted so. Mr. Rawlings provided a brief history of the property and the project. Ms. DiTomo also asked if the Commission takes in into consideration the quality of the developer. Mr. Rawlings stated the Commission cannot pick and choose; it is not permitted. HE explained the Commission is an advisory Board we do not make decisions. Ms.

VanDyke stated that the County is looking at housing affordability and diversity, adding she is aware that many Townships are looking to the county to help shape their zoning regarding this matter. Ms. DiTomo a resident of the Township, also stated she is an attorney specializing in areas that she believes could benefit the Township.

Mr. Rawlings stated there were several people in the audience that were here this evening as possible members/non-voting members of the Commission. He explained they would start as a non-voting member and eventually move into a voting member.

Mr. George Henderson asked what is the role of a non-voting member. Mr. Rawlings stated you would participate in the process however, you could not vote on recommendations, until you became a voting member.

Ms. Jenna Richter asked why are there four opening at this point. Mr. Rawlings stated we have the ability to take up to four non-voting members. Adding eventually someone will step down non-voting members will move up. Mr. Buczala stated there have been non-voting members in the past, adding this is a good way to be brought up to speed as someone steps down, another moves up. He added it's an easier transition for new members.

Mr. Oeste added if the MPC stated alternates are permitted our ordinance would need to be changed thus allowing an alternate to step up if one of the current members cannot attend a meeting.

Mr. Joe Buccella stated he is a resident of the Township, added he is a retired chemical engineer and is looking for things to get involved in with in the community. He added he has been volunteering at the Bondsville Mill Park for the last year resulting in him meeting a lot of great Township people. He also stated he is interested in learning what the future plans are of the Township.

Adjournment

Chairman Rawlings made a motioned to adjourn the meeting at 9:30 PM. Vice-Chairman Buczala seconded the motion, with all members voting Aye. Motion passed 5-0.

Respectfully submitted,

Lisa Taraschi,
Township Secretary