

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION
Wednesday, January 2, 2019**

Those in Attendance:

Bruce Rawlings, Chairman
Jim Buczala, Vice-Chairman
Michael Corbin, Member
Nancy Frame, Member
Charles Giordano, Member
Michael Wagoner, Member
Jonathan Wright, Member
Jim Grisillo, Associate Member
Scott T. Piersol, Township Manager
Mary Kemble Slade, Secretary/Treasurer

Absent:

Thomas Oeste, Planning Commission Solicitor

Opening of Meeting

Chairman Rawlings opened the meeting at 7:30 P.M. 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.”

Planning Commission Minutes of December 5, 2018

Chairman Rawlings offered the December 5, 2018 minutes for consideration. Chairman Rawlings made a motion to approve the minutes as presented. Vice-Chairman Buczala seconded the motion, with all members voting Aye. Motion passed 7-0.

NVR Inc. – Weaver Tract: Review of Subdivision and Land Development Plan

Chairman Rawlings advised that the Applicant notified the Township Manager that they were postponing their attendance at this evening’s meeting to allow for review of comments received from the Planning Commission. Chairman Rawlings asked if any Member had comments on the plan. Member Wagoner indicated that he prepared some plan mark-ups and requested to present them to the Commission. Member Wagoner presented his mark-ups and commented that his biggest concern with the current plan is that in viewing the development from the street, only backyards will be seen. He suggested that a frontal view of the homes from the streets would be more pleasing. He would also like to see the stream corridor enhanced and the view across the fields enhanced. He also recommended reducing the size of the existing pond, and at the same time, enhancing the springhouse. Member Wagoner also suggested adding additional infrastructure to open up the development in an effort to remove the “gated community” feel, and to connect this community to any future community potentially built on the adjacent lands.

Chairman Rawlings summarized Member Wagoner's comments by stating that the plan could be revised to add front loaded buildings, be more environmentally friendly to stormwater management and the stream corridor, allow for more inflow/outflow of traffic, and not appear to be a fenced community.

Associate Member Grisillo supported the additional access concept and felt it made sense to provide for future connections to the adjacent lands. He inquired if the development would be age restricted by deed, which Manager Piersol confirmed. Associate Member Grisillo recommended the addition of parking areas for visitors, and suggested reducing the number of lots to allow for this. He also commented on the width of the proposed roadways, noting that if too narrow this could eliminate on-street parking. He also remarked on the additional traffic potentially generated by the development. Associate Member Grisillo also recommended sidewalks are placed on both sides of the streets, and that additional recreation / open space areas are included outside of the clubhouse area. Member Wagoner suggested the insertion of pocket parks throughout the development, to which Member Grisillo agreed along with the idea of a small dog park area. Chairman Rawlings noted the County Planning Commission review also called for more green space.

Chairman Rawlings asked Manager Piersol for an update on the AQRC ordinance amendment currently being processed by the County. Manager Piersol noted there has been one change, and the Applicant would now like to add the word "minimum" in front of the "Lot Width" definition. He advised that he would send this proposed change to the County Planning Commission tomorrow. Manager Piersol indicated that the ordinance amendment would have to be acted on in February due to various timelines. He reminded the Commission that the reason for NVR asking for an amendment was due to their (NVR) desire to change home models.

Vice-Chairman Buczala, also the EBT Historical Commission Vice-Chairman, stated that many of Member Wagoner's ideas are consistent with the Township's Historical Commission comments. Vice-Chairman Buczala indicated the Historical Commission expressed concern about the development's appearance from US322 relative to the neighboring historic resource, and thus would like to see the houses turned to face their fronts towards the road. He also thought that Mr. Wagoner's suggestions regarding the springhouse and stream corridor look good and noted that he would like to see the connection of the springhouse to the stream corridor and the historic resource in some fashion. Vice-Chairman Buczala noted some of the other comments from the Historical Commission including: (1) the maintenance of the landscape screening/buffering should be made a requirement of the HOA documents; (2) better incorporation of the springhouse into the overall development; and (3) if the houses along US322 are not turned, alternatives could be aesthetic treatments to the architectural design or the placement of landscape screening along that side of the development.

Vice-Chairman Buczala noted that many of the recommendations presented in the County's review letter for the project are consistent with the comments made by the Planning Commission and the Historical Commission, noting the issues of concerns about appearance of the homes from outside the development and in entrance areas, the need for sidewalks on both sides of the streets, and the need for additional green space areas, as examples.

Vice-Chairman Buczala asked Manager Piersol whether the new requirements for a Conditional Use Application presented in the 11/29/18 revision of 399-137 would apply to NVR's application. Manager Piersol replied that it would not, as their application predated the Ordinance change. Vice-Chairman Buczala expressed regret for this, as the Ordinance update formalized the need to consider the Historic Resource Impact Study (HRIS), required for this project, by making it part of the Conditional Use Application in an effort to avoid a situation where the "cart gets ahead of the horse". He noted that the recommendations that come out of the HRIS should be made a condition of the Conditional Use approval.

Vice-Chairman Buczala noted that he attended the Board of Supervisors' meeting on December 20, 2018, and spoke to Sebastian Ferrer of NVR homes after the meeting. Mr. Ferrer stated to him that it looks like the mark-ups would cause the loss of units and create back alleys, and this may not fit into their model. Chairman Rawlings asked if there were any other comments from the Members. Both Member Frame and Member Giordano expressed their agreement with the recommendations made. Hearing no other comments, Chairman Rawlings asked Secretary Slade to prepare a draft of this portion of the meeting minutes and forward to Nate Cline, Township Engineer, for his use. Manager Piersol noted that Mr. Ferrer intends to respond sometime next week to the comments from the Commission as well as on the ordinance amendment.

Ordinance Task Force Items

Manager Piersol noted the Board of Supervisors adopted the ordinance amendments on November 29, 2018 and therefore, the Vision Partnership Program (VPP) project is nearing completion. Project completion will occur by submission of invoices verifying grant reimbursement. Manager Piersol also indicated the Directional Signage, MU District sign size, and Accessory Dwelling amendments were adopted at the December 20, 2018 Board of Supervisors meeting. Lastly, Manager Piersol noted that the Township was considering its own ordinance language regarding fireworks, and noted that some parts of Act 43 of 2017 involving fireworks has been struck down.

Old/New Business

Residents John and Linda Chermer, 54 Ponds Edge Drive, Timbers Development, attended to discuss runoff concerns from the Mapleview Development. Manager Piersol advised that he contacted the Chester County Conservation District and they have stated that the Mapleview project is compliant with their NPDES permit. It was noted that recent rainfalls have saturated the soil in addition to the spring activity in the area of the new development. Member Frame recommended something further be done, as the situation is causing muddy water in the existing pond. Of extreme concern is the observation that the pond is losing depth (filling in with sediment). She asked that a meeting be coordinated with the Chester County Conservation District, the HOA, and the engineer for the project. Manager Piersol stated he would have the Conservation District contact the HOA.

Vice-Chairman Buczala requested an update on the Giant hearings. Manager Piersol noted there has been one hearing, held January 15, with the developer's engineer being the only witness

testifying that day. The next hearing is scheduled for January 15, and the third hearing, if necessary, is scheduled for January 22.

Adjournment

There being no further business, Member Corbin motioned to adjourn the meeting at 8:25 P.M. Member Wagoner seconded the motion, with all members voting Aye. Motion passed 7-0.

Respectfully submitted,



Mary Kemble Slade
Secretary/Treasurer