



SPRING 2022

# THE Milemarker

EAST BRANDYWINE TOWNSHIP QUARTERLY NEWSLETTER

## HISTORICAL SPEAKER SERIES

### THE LENAPE NATION



SUNDAY, APRIL 24 AT 3PM  
TOWNSHIP BUILDING

**Barbara Blue Jay Michaelski** of the Lenape Nation of Pennsylvania will present a program on the Lenape culture and lifeways. There is a burial site located in Wallace Township. It's easy to imagine tribal members in our township long before the immigrants arrived!



### HINSONVILLE HEROES— Black Civil War Soldiers of Chester County

SUNDAY, MAY 15 AT 3PM  
TOWNSHIP BUILDING

**Dr. Cheryl Renee Gooch** has a lifelong passion for cultural history and uncovering African American history that has been overlooked or forgotten. Dr. Gooch will share the story of these 18 US Soldiers and the tapestry of each soldier during the Civil War and beyond.

## Land Development in East Brandywine Township

### An Introduction

**A**S EVIDENCED BY the recent release of 2020 Census results showing more than 44% growth in the population of East Brandywine Township over the last decade, our community remains a very desirable place to live. Few subjects generate more questions



to the Board of Supervisors, Planning Commission, and staff than how our community processes applications for new development. In this issue of *The Milemarker* you will find a brief overview of the land development process, updates on current applications, advice about how to stay informed, and some suggested further reading about land use regulation in Pennsylvania.

The first important consideration is that East Brandywine Township, like all municipalities in Pennsylvania, may only exercise powers that are explicitly granted to it by the legislature. In Pennsylvania the tools local governments use to regulate land use such as zoning ordinances, subdivision and land development ordinances, and official maps are described in the enabling legislation known as the Municipalities Planning Code or "MPC."

The second important consideration is that property owners of large undeveloped tracts have rights, including the right to sell their land to a developer. Developers in turn, provided their plans are consistent with the Township's zoning and subdivision and land development ordinances, have the right to build on these tracts. The Township has a robust Open Space Program to provide an

### *In this issue*

- 2 DARC Spring Activities
- 4 Parks & Recreation Calendar of Events
- 5 On the Move
- 6 Hamlet of Guthriesville

[ CONTINUED ON PAGE 3 ]

## Directory

### TOWNSHIP BOARD OF SUPERVISORS

Chairman ..... Kyle P. Scribner  
 Vice Chairman ..... Carl K. Croft  
 Member ..... Jason R. Winters

### TOWNSHIP PUBLIC MEETINGS (Held at Township Building)

Board of Supervisors ..... 3rd THU, 6:30 pm  
 and 1ST THU, 8:00 am  
 Bondsville Mill Comm ..... 4th THU, 8:00 am  
 Historical Commission ... 2nd WED, 7:00 pm  
 Municipal Authority ..... 2nd TUE, 8:00 am  
 and if needed, LAST FRI, 8:00 am  
 Open Space Committee .... 1st THU, 7:30 pm  
 Ordinance Task Force .... 4th WED, 7:30 pm  
 Park and Rec Board ..... 1st MON, 7:00 pm  
 Planning Commission ..... 1st WED, 7:30 pm  
 Trails Committee ..... 2nd TUE, 7:00 pm  
 Zoning Hearing Board ..... 1st TUE, 7:30 pm  
 (as needed)

### FIRE/AMBULANCE/POLICE

Fire, Ambulance, Police (emergency) ..... 911  
 Police (non-emerg) ..... (610) 383-7000  
 Police Admin ..... (610) 269-4300  
 Police Website ..... www.ebtpd.org

### RECREATION

EBYA ..... www.ebya.org  
 DARC ..... www.darc.info  
 Park & Rec... parkandrec@ebrandywine.org

### TOWNSHIP STAFF DIRECTORY (610) 269-8230 | M-F | 9 am-noon & 1-5 pm

x200 Norann King, Building Department  
 x201 Lisa Valatis, Township Treasurer  
 x218 Lisa Taraschi, Township Secretary  
 x204 Matthew VanLew, Roadmaster  
 x203 Luke Reven, Township Manager  
 x210 Dennis Mulhern, Tax Collector  
 x100 Police Administration

### TAX INFORMATION

County Taxes ..... (610) 344-6361  
 Tax Claim Office ..... (610) 344-6360  
 Assessment Office ..... (610) 344-6105  
 EIT and LST ..... (610) 269-4402  
 School Taxes ..... 1 (866) 300-1714

## DARC Spring Activities

Fitness, Summer Camp, Trips & Tours & More

**D**OWNINGTOWN AREA RECREATION Consortium (DARC), supported by East Brandywine Township, offers great opportunities for recreational and fitness activities for all ages.

### FREE ICE SKATE NIGHT

Hosted by Power Play Ice Rink on Saturday, April 2 from 4-5:30 PM. Great family event for DARC Residents. Preregistering required on our website.

### FITNESS & SPORT PROGRAMS RIGHT HERE IN EAST BRANDYWINE:

- Meraki Run Club for Kids
  - Soccer Shots
  - Dance Classes (Ballet, Jazz, Irish Step, Tap, Hip Hop and Tumbling)
  - Young Rembrandts Drawing Classes
  - Adult tennis clinics
- Other fitness programs (indoors and outdoors) including kettlebells, yoga, and beginner barre. There are online classes too!

### TRIPS AND TOURS:

- Day bus trips to nearby attractions
- Canadian Rockies & Glacier National Park Departing June 22, 2022
- The Magnolia Trail & Heart of Texas (featuring the Magnolia Market at the Silos & HGTV Fixer Upper Tour).

If interested see our website to sign up for the informational sessions.



*Adventure Camp (where best friends are made).*

### DISCOUNTED MOVIE TICKETS

Available for purchase to Movie Tavern in Exton and Regal Theaters at all locations in our office.

### SUMMER CAMP REGISTRATION IS OPEN!!

Your children can enjoy half-day playground camps, held at local elementary schools for ages 3-11 and Adventure Camps for ages 7-12.

### ADVENTURE CAMPS

Go on an exciting trip each day including Hershey Park, Lincoln Financial Field, Lancaster Science Museum, Zip-lining, and swimming. If your child has a passion for a particular interest or hobby, there are computer, engineering, art, cooking, sports, tennis, golf, Lego, theater, and science camps.

See [WWW.DARC.INFO](http://WWW.DARC.INFO) for details on all our programs! *Get Out, Get Fit, Have Fun!*

# Current Land Applications

## How to Follow Current Applications

**C**ONSIDERATION OF PRELIMINARY plans and final plans occur at public meetings of both the Board of Supervisors and the Planning Commission. The agendas for these meetings can be found online at: [EBRANDYWINE.ORG/AGENDACENTER](http://EBRANDYWINE.ORG/AGENDACENTER). Up-to-date information about current applications can be found on the bottom of each month's Planning Commission agenda. In addition, video recordings of the proceedings of the Board of Supervisors can be reviewed on our YouTube Channel.

### BRANDYWINE WALK

- **Location:** 295 Bollinger Road, 126 Acres located across from Brandywine Village Shopping Ctr
- **Applicant:** Bollinger Realty, LLC
- **Proposal:** Age-Qualified Community of 161 Detached Units and 134 Attached Units
- **Last Application:** Preliminary Plan Approved by Board of Supervisors 02/06/2020
- **Current Application:** Final Plan Pending Planning Commission Recommendation

### MCCAUSLAND / PLANK

- **Location:** 1130 Horseshoe Pike & 1136 Horseshoe Pike, 21.8 Acres located behind the Wright Agency
- **Applicant:** ELU Planebrook Guthriesville, LLC
- **Proposed:** 89 Attached Units
- **Last Application:** Conditional Use Approved by the Board of Supervisors on 03/03/2022
- **Current Application:** None, Preliminary Plan Application Expected

### PRESERVE AT HORSESHOE MEADOWS

- **Location:** 1212 Osborne Road, 14 Acres
- **Applicant:** The Preserve at Horseshoe Meadows, LLC
- **Proposed:** 7 Detached Units
- **Last Application:** None
- **Current Application:** Conditional Use Recommendation from the Planning Commission 03/02/2022 pending consideration by the Board of Supervisors

### EAST BRANDYWINE CENTER

- **Location:** 1277 Horseshoe Pike, 10.6 Acres located next to Brandywine Village Shopping Center
- **Applicant:** Carlino East Brandywine
- **Proposed:** Commercial Development with Giant Food Store as tenant
- **Last Application:** Final Plan Approved by the Board of Supervisors 06/06/2019 was upheld on appeal by the Commonwealth Court on 07/20/2021
- **Current Application:** None

## Land Development In East Brandywine Township

[ CONTINUED FROM PAGE 1 ]

alternative to the development of these undeveloped tracts, but the Township may not require a property owner to participate.

The MPC contemplates that the approval of a subdivision or land development plan is, in most cases, a two-step process: a Preliminary Plan followed by a Final Plan. Both preliminary plan and final plan require the approval of the Board of Supervisors, and in both instances the Board's vote is preceded by a recommendation from the Planning Commission. Only upon securing final plan approval can the plan be recorded and lot sales and/or development commence.

Further complicating the basic preliminary/final plan process is Conditional Uses and Special Exceptions. A use "permitted by right" is a use expressly permitted in a zoning ordinance. A use permitted by special exception or conditional use is also expressly permitted in a zoning ordinance, but subject to a hearing and decision of the Zoning Hearing Board (in the case of special exceptions) or Board of Supervisors (in the case of conditional uses) respectively. Designation as a conditional use or special exception allows the opportunity to attach any reasonable conditions or safeguards necessary to implement the purpose of the ordinance.

### FOR FURTHER READING

The Governor's Center for Local Government Services publishes a series of ten guides as a means to educate the public on the ways that planning and land use management are achieved within the commonwealth. You can read these, as well as the MPC itself at: [HTTPS://DCED.PA.GOV/LIBRARY/?WPDMC=PUBLICATIONS\\_AND\\_DOCUMENTS](https://dced.pa.gov/library/?wpdmc=publications_and_documents)

# Spring is Here! Join In On The Fun!

## 2022 Parks and Recreation Calendar of Events

**AS WE WELCOME** Spring and warmer temperatures, we are excited to share with you the opportunities available to get outdoors and meet with other Township residents through programs sponsored by the Township and through other local organizations.

**All events take place at Community Park, 440 Dilworth Road unless otherwise noted.**



### **NEW FOR 2022!!! Easter Egg Hunt**

SUN, APR 3, 3-5 PM  
(RAIN DATE, SUN, APR 10)  
For children aged 10 and under



### **Memorial Day Ceremony**

TUESDAY, MAY 24  
6 PM—Flag Installation  
7 PM—Ceremony

### **CONCERTS IN THE PARK**

**All Concerts start at 6:30 PM.  
Rain date the following Tuesday.**



### **West Chester Swing Kings**

THU, JUN 23



### **Jay Allan's Legend of Elvis**

THU, JUL 7



### **Minerva with Kevin Henry and Peggy Carroll-Henry**

THU, JUL 21

[MINERVAVISION.COM](http://MINERVAVISION.COM)

### **MOVIES IN THE PARK**

**Movies start at dusk.  
Rain date the following Monday.**



### **Luca**

FRI, JUN 17



### **Onward**

FRI, JUL 15



### **Raya and the Last Dragon**

FRI, AUG 19

[ CONTINUED ON PAGE 5 ]



[ CONTINUED FROM PAGE 4 ]



### Fall Harvest Festival

SUN, OCT 9, 12-3 PM



### Tree Lighting Ceremony

SUN, DEC 4, 3-5 PM

### FUNDRAISING EVENTS

These events will enable us to purchase additional playground equipment for the Community Park. Your support as a runner, golfer, sponsor, or volunteer is critical to their success.



### Fore the Parks Golf Outing

MAY 18 – SHOTGUN START AT 8 AM  
Honey Brook Golf Club

A delicious lunch will follow the outing along with the sharing of prizes. Golfers and sponsors are encouraged to join. Contact **Dave** at **DSUMMERS@**

EBRANDYWINE.ORG or **Sandy** at **SALAMMEY@AOL.COM** for more info.



### 5K Run for the Sun

JUNE 21 – 6:30 PM

Celebrate the official start of summer at the East Brandywine "Run for the Sun" on Tuesday, June 21! We start with a free kids (10 and under) 1K run at 6:30 pm followed by an open 5K run/walk at 7 pm. In addition, 5K participants can continue to run on a 1K loop until 8 pm to see who can run the longest on the longest day of the year! Summer and sun-themed costumes are welcome and encouraged. Check the website for more information.

### ON THE MOVE

RECENTLY SOLD HOMES IN EAST BRANDYWINE TOWNSHIP

503 Pinebrook Circle .....	\$320,000
102 Laurelwood Drive .....	\$467,500
32 Hastings Court.....	\$270,000
416 Paperbark Square .....	\$453,275
29 Par Lane .....	\$465,000
19 Batten Drive .....	\$590,000
263 Arters Way .....	\$640,000
261 Chase Drive.....	\$512,390
20 Windemere Court.....	\$325,000
109 Nichols Mill Road .....	\$695,310
151 Bowery Lane.....	\$753,592
1030 Hopewell Road.....	\$446,000
130 Lambeth Court.....	\$339,000
1301 Horseshoe Pike.....	\$801,501
103 School Lane .....	\$712,000
116 Ridgewood Circle .....	\$425,000
110 Helm Way .....	\$575,000
1042 Hopewell Road.....	\$355,000
1068 Hopewell Road.....	\$435,000
610 Albion Place .....	\$404,819
1626 Bondsville Road .....	\$300,000
110 School Lane.....	\$370,000
74 Glory Maple Lane.....	\$469,600
485 Hallman Court.....	\$465,000

Source: **ZILLOW.COM**

## Historical Commission

### SEEKING NEW MEMBER

The Commission provides recommendations to the Township regarding issues associated with the Historic Resource Protection Standards of our Zoning Ordinance, does research on the historic resources of the Township, and provides education for residents regarding our local history. An interest in the protection and promotion of our historic resources is a core requirement. Individuals with a wide range of skills and experience are welcome to apply. The Historical Commission meets on the second Wednesday of each month at 7 PM. A time commitment of five or more hours per month is requested. Visit **EBRANDYWINE.ORG/VOLUNTEER** for an application form.

## Historic Commission Guthriesville Series—Part II The Hamlet of Guthriesville



**T**HE WINTER 2022 Milemarker contained Part 1 of a trip through the historic hamlet of Guthriesville. We left off at the Joseph Guthrie House [#7 in photo], which experienced a devastating fire in 2020 and is in process of renovation.

Continuing south towards Downingtown, we begin with Lammey's Row. Joseph Lammey was a tailor in Guthriesville who constructed a series of buildings in the mid-19th century that provide the village its dense appearance. Two of the houses on

Lammey's Row [#8] and [#11] were demolished in the mid-20th century and replaced by the houses you see today.

The first historic house is the James Batten House [#9]. Constructed around 1845, it is one of two "Federal" style "side hall" plan houses in the village.

The Lorenzo Mercer House [#10] is next door, also constructed @ 1845. It is the sole example of the "Penn Plan" style in the village. Mercer was a mason by trade. The house was sold in 1849 for \$585! The picture window was installed in the early 20th century.

And now we come to an interesting building—Temperance Hall [#12]. Located on the east end of Lammey's Row, the front-end gabled building was constructed in 1844 in the Greek Revival Style.

That same year, Levi Alison applied for a license to operate a tavern in Guthriesville, but no alcoholic beverages were served there. In 1851 it was

sold to the Sons of Temperance, an association



*Temperance Hall [#12]*

of men who pledged to abstain from alcohol. It became a private home between 1870–1912, then was purchased by the Patriotic Order of the Sons of America who owned it until 1951. It was also used as a clubhouse—one could not help but wonder if the Temperance continued. In the early 20th century, an elevated, enclosed porch was added over the centered entry. Currently there are apartments in the building.

The final historically significant building is the Joseph Shaffer house [#13] at 1160 Horseshoe Pike. It is an example of early Colonial Revival style constructed around 1870. Shaffer was a plasterer by trade. The house was altered to its current appearance around 1910.

The growth of 19th century Guthriesville peaked around 1850. In Part 3, we will delve briefly into the history of the village.

THE  
*Milemarker*

SPRING 2022

Volume 29, Number 2

EDITOR

Diane Sweeney, Editor

DESIGN

Nina Pringle

*Look Loud Creative Services*

Send community news to:

[EBTMILEMARKER@GMAIL.COM](mailto:EBTMILEMARKER@GMAIL.COM)

# Bondsville Mill Park

Celebrate Earth Day At the Mill On April 23

**JOIN US ON EARTH DAY FOR ACTIVITIES FOR EVERYONE!**

- **Grand opening of the Bondsville Mill Park Resource Library.** Both a lending and reference library with over 469 titles including books on nature, photography and more.
- The Mill Park has been selected to be a partner in **Longwood Gardens 2022 Community Read** program. This year's they are encouraging readers to explore the concept of trees. Their program is designed to 'bring books and people together and spur discussion around an important topic or idea.' Trees are a perfect tie in for the Mill.
- **Annual Tree Scavenger Hunt**, April 23-May 14. Come learn about the value of trees to our ecosystem. The event is free and open to the public. Registration is encouraged, but not required. All registered attendees will be entered into a raffle drawing to receive a One Day Pass for four to Longwood Gardens.
- Learn about butterflies, birds, and meet our newest partner—the **Chester County Beekeepers Association**. They will tell us about the valuable role of honey bees in nature and show us the three honey bee hives at the Mill. They will show us the bee house where you can see specialist bees—such as Cuckoo Bees, Carpenter Bees, and Digger Bees.
- Check out what's happening under the rocks in Beaver Creek with **Restore Our Roots** members.
- Learn what's happening at the Mill—History, Culp's Clearing, Amphitheater.
- **For registration and information** about the Scavenger Hunt and Longwood's Community Reads, go to: [BONDVILLEMILLPARK.ORG/PROGRAMS.HTML](http://BONDVILLEMILLPARK.ORG/PROGRAMS.HTML)



## SPATOLA PARK GETS NEW TABLES

Pictured are three new metal picnic tables, including one that is handicapped accessible, that are now installed on the Spatola Park Pavilion. This purchase enabled by the continued support of **Hannah Spatola**.



## BLUE BIRD DATA

Parks and Recreation is very grateful for the continued dedication of volunteer **Marilyn Baiardi**. Marilyn cares for the 45+ Bluebird houses at the Community Park. Below is her report for 2021:

### Eastern Bluebird

21 Nests, 78 Eggs, 42 Fledged

### Tree Swallow

13 Nests, 53 Eggs, 29 Fledged

### House Wren

5 Nests, 28 Eggs, 26 Fledged

Please be careful and do not disturb the nesting boxes. Our survival rate depends upon it. Thank you!

chester county



## Chester County Studio Tour

May 14 & 15 Throughout The County

PARTICIPATE IN THIS FREE TWO-DAY EVENT that showcases local artists and collectors. It is a unique experience to visit the studios of artists that you have admired and to introduce yourself to the arts. Become immersed in the creative talent scattered throughout the county, many right here in East Brandywine. Info can be found at [COUNTYSTUDIOTOUR.COM](http://COUNTYSTUDIOTOUR.COM). Look for the official studio tour catalog at your favorite local business.



# THE Milemarker

1214 Horseshoe Pike  
Downingtown, PA 19335-1153

Presorted  
Standard Mail  
U.S. Postage  
PAID  
Permit #50  
West Chester, PA

## SAVE THE DATE

### Celebrate Earth Day

APR 23, 10 am, Bondsville Mill Park

### Historical Speaker: The Lenape

APR 24, 3 pm, Township Building

### Historical Speaker: Hinsonville Heroes

MAY 15, 3 pm, Township Building

### Memorial Day Ceremony

MAY 24, 6 pm, Community Park

# Spring 2022 Calendar of Events

For more information on any event, see [WWW.EBRANDYWINE.ORG](http://WWW.EBRANDYWINE.ORG)

## APR 2022

3	Parks & Rec Easter Egg Hunt	Community Pk	3:00 pm
4	Parks & Rec Board Meeting	Township Bldg	7:00 pm
5	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
6	Planning Commission Meeting	Township Bldg	7:30 pm
7	Board of Supervisors Work Session	Township Bldg	8:00 am
7	Open Space Committee Meeting	Township Bldg	7:30 pm
12	Municipal Authority Regular Meeting	Township Bldg	8:00 am
12	Trails Committee Meeting	Township Bldg	7:00 pm
13	Historical Commission Meeting	Township Bldg	7:00 pm
15	<b>Good Friday Holiday Observed—Administrative Offices Closed</b>		
21	Board of Supervisors Reg Session	Township Bldg	6:30 pm
23	Celebrate Earth Day	Bondsvl Mill Pk	10:00 am
24	Historical Speaker: The Lenape	Township Bldg	3:00 pm
27	Ordinance Task Force Meeting	Township Bldg	7:30 pm
28	Bondsville Mill Committee	Township Bldg	8:00 am
28	Municipal Authority (if needed)	Township Bldg	8:00 am

## JUN 2022

1	Planning Commission Meeting	Township Bldg	7:30 pm
2	Board of Supervisors Work Session	Township Bldg	8:00 am
2	Open Space Committee Meeting	Township Bldg	7:30 pm
6	Parks & Rec Board Meeting	Township Bldg	7:00 pm
7	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
8	Historical Commission Meeting	Township Bldg	7:00 pm
14	Municipal Authority Regular Meeting	Township Bldg	8:00 am
14	Trails Committee Meeting	Township Bldg	7:00 pm
16	Board of Supervisors Reg Session	Township Bldg	6:30 pm
17	Movie In The Park: Luca	Community Pk	Dusk
21	5K Run For The Sun	Community Pk	6:30 pm
22	Ordinance Task Force Meeting	Township Bldg	7:30 pm
23	Bondsville Mill Committee	Township Bldg	8:00 am
23	Concert In The Park: West Chester Swing Kings	Community Pk	5:00 pm
24	Municipal Authority (if needed)	Township Bldg	8:00 am

## MAY 2022

2	Parks & Rec Board Meeting	Township Bldg	7:00 pm
3	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
4	Planning Commission Meeting	Township Bldg	7:30 pm
5	Board of Supervisors Work Session	Township Bldg	8:00 am
5	Open Space Committee Meeting	Township Bldg	7:30 pm
10	Municipal Authority Regular Meeting	Township Bldg	8:00 am
10	Trails Committee Meeting	Township Bldg	7:00 pm
11	Historical Commission Meeting	Township Bldg	7:00 pm
15	Historical Speaker: Hinsonville Heroes	Township Bldg	3:00 pm
18	Fore the Parks Golf Outing	Hnybrk Golf Clb	8:00 am
19	Board of Supervisors Reg Session	Township Bldg	6:30 pm
24	Memorial Day Ceremony	Community Pk	6:00 pm
25	Ordinance Task Force Meeting	Township Bldg	7:30 pm
26	Bondsville Mill Committee	Township Bldg	8:00 am
27	Municipal Authority (if needed)	Township Bldg	8:00 am
30	<b>Memorial Day Holiday Observed—Administrative Offices Closed</b>		

## JUL 2022

4	<b>Independence Day Holiday—Administrative Offices Closed</b>		
5	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
6	Planning Commission Meeting	Township Bldg	7:30 pm
7	Board of Supervisors Work Session	Township Bldg	8:00 am
7	Concert In The Park: Jay Allan's Legend of Elvis	Community Pk	5:00 pm
7	Open Space Committee Meeting	Township Bldg	7:30 pm
11	Parks & Rec Board Meeting	Township Bldg	7:00 pm
12	Municipal Authority Regular Meeting	Township Bldg	8:00 am
12	Trails Committee Meeting	Township Bldg	7:00 pm
13	Historical Commission Meeting	Township Bldg	7:00 pm
15	Movie In The Park: Onward	Community Pk	Dusk
21	Concert In The Park: Minerva with Kevin Henry and Peg Carroll-Henry	Community Pk	5:00 pm
21	Board of Supervisors Reg Session	Township Bldg	6:30 pm
27	Ordinance Task Force Meeting	Township Bldg	7:30 pm
28	Bondsville Mill Committee	Township Bldg	8:00 am
29	Municipal Authority (if needed)	Township Bldg	8:00 am