

**East Brandywine Township  
Traffic Impact Advisory Committee  
Wednesday, May 12, 2014 – 7:00 P.M.**

The Traffic Impact Advisory Committee met on Wednesday, March 12, 2014 at the East Brandywine Township Municipal Complex, 1214 Horseshoe Pike, East Brandywine Township.

**Those in attendance:** Hudson Voltz, Supervisor, Arnold Kring, Supervisor, Scott T. Piersol, Township Manager, Michael Mayhew, Township Engineer, Andreas Heinrich, Heinrich & Klein Township Traffic Consultant, Richard Bates, John Bryer, Kyle Scribner and Mary Beth Smedley, Secretary/Treasurer. There were two visitors present.

**Absent:** Brian Formica, John black, John Neff, Christopher Saello

**Opening of meeting:**

Mr. Voltz opened the meeting at 7:10 P.M. Mr. Voltz introduced Kyle Scribner who was recently appointed as a member of the Committee.

**Approval of the October 30, 2014 Minutes**

Approval of the October 30, 2013 minutes was deferred until the next meeting.

**Review of Land Use Assumptions Report Estimated Build-Out Potential**

Mr. Voltz asked Mr. Mayhew to provide a recap of the Land Use Assumptions Report. As discussed at the last meeting, some of the changes are to parcels that now have conservation easements. Those include portions of the Whittaker property, the Dilworth property, and the Rothman Tract. The map has also been updated to reflect development at Applecross and other subdivisions that are currently in progress. The Committee also reviewed the Existing Land Use Map. Mr. Piersol pointed out areas of open space, parkland and vacant land, which is essentially farmland or land that has no current use.

Mr. Piersol stated that he has updated the estimated build-out potential spreadsheet to reflect changes since 2003. As examples he pointed to the Clayton tract, a 39 acre parcel which now has a conservation easement, allowing for only one additional home to be constructed on the property.

Mr. Kring asked if the Hillendale development would begin construction in 2014. Mr. Piersol said that last year Tim Townes from Southdown Homes told him construction would begin this year. However, Mr. Townes recently requested a three-year extension on Southdown's Delaware River Basin Commission permit so it's unlikely that any building will take place in 2014.

Based on current zoning, Mr. Piersol estimates there could be an additional 1,892 dwelling units constructed in the Township; this is decrease from 2,104, which was the 2003 estimate.

To date, the Township has collected approximately \$540,000 in traffic impact fees. The Township has not established a priority list for road improvements. Mr. Heinrich stated once a priority list is approved, the Township has three years to spend the fund. The Land Use Assumptions report identifies several intersections to be studies and in 2003 the Committee contemplated using funds for engineering of the proposed loop road. However, since it unlikely the loop road will be constructed by PennDOT the Committee should consider other projects on which to focus their efforts.

Mr. Scribner asked if funds could be used to purchase properties. He suggested that if certain properties could be purchased at the Rt. 322/Hopewell Road/Bondsville intersection that improvements such as widening or a roundabout could be considered. He went on to say that without either improving Rt. 322 or constructing the loop road, traffic problems in the Village of Guthriesville could not be improved and would likely get much worse.. Mr. Heinrich said that acquisition of right-of-way was included in cost estimates but that improvements such as a roundabout were not considered in 2003. In the past if municipalities were able to acquire property and complete engineering PennDOT would construct the improvements. However, PennDOT no longer has funds to undertake these projects.

Mr. Voltz suggested two areas where the Committee might focus their efforts. The first being whether the current traffic fee reasonable. The second should be what improvements make the most sense for the Township to consider. Mr. Heinrich said that if the number of trips decreases and cost improvements increase then the traffic impact fee will also increase. Preliminarily it appears that this scenario would be backed up by the revised potential build-out spread sheet. This does not mean the Township must increase the fees, but unless trips increase through additional density it is unlikely that the traffic impact fee will decrease. He mentioned that the Village Master Plan, if implemented, could increase the trips. Also discussed as areas where increased density might be contemplated were the McCausland property, and a portion of the Pulte Development, east of Bondsville Road that is currently zoned for single family dwellings. Mr. Heinrich asked whether the Township was willing to accept poor levels of service along the Rt. 322 corridor. Without improvements to Rt. 322, or construction of the loop road or the East Reeceville Road extension traffic problems will remain the same and likely worsen

Mr. Scribner wondered whether funds could be used to purchase property and construct a weigh station. He said that would discourage certain vehicles from traveling along Rt. 322 and could also generate some revenue for the Township. Mr. Heinrich said that Rt. 322 is a State Highway so that decision would be up to PennDOT. In addition, a weigh station wasn't part of the original improvement plan, so that would need to be revised.

Mr. Bryer asked if Mr. Heinrich knew the breakdown of vehicle types using Rt. 322. He was interested in the percentage of trucks and commercial vehicles that make up the total. Mr. Heinrich said that he could pull out that number from the report.

Mr. Heinrich was asked whether property owners can request a waiver of the traffic impact fee. Mr. Heinrich said that is a question for the Township Solicitor.

The Committee agreed that they should focus on the East Reeceville Road extension. Mr. Piersol said that at least one developer has expressed an interest in the Village Master plan. In order to make the extension financially feasible the Township would need to partner with developer or developer.

Mr. Piersol said that if the Downingtown Area School District property, formerly the Weaver property, is developed, the Township will pursue easements for, or construction of the loop road to Bollinger Road.

Mr. Voltz asked Mr. Piersol if he has had any success in contacting Pulte Homes about the traffic signal and other improvements to the Rt. 322/Bollinger Road intersection. Mr. Piersol said that he wrote a letter but has had no response. Mr. Voltz said he would contact the Township Solicitor to discuss this. It was suggested that the Township contact State Senator John Rafferty and State Representative Becky Corbin to facilitate a meeting with PennDOT and Pulte to discuss installation of the traffic signal.

Mr. Piersol will contact Arcadia Group, the developer who has expressed an interest in the Village Master Plan, to invite them to a meeting to discuss the Master Plan, possible concepts and the road extension. Once the meeting is scheduled, Mr. Piersol will contact members of the Committee so they can attend, if they wish to do so.

If the East Reeceville Road extension is a priority at some point property owners will need to be approached and included in discussions and planning. Some land will be needed in order to construct the road. Hopefully, the potential increase in property value will offset the loss of land for the road and right-of-way. Mr. Voltz recommended that the Township include those properties owners in discussions in the early stages of planning.

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The Committee discussed the possibility of constructing a roundabout at the intersection of Bondsville and East Reeceville Road and how it may impact existing properties. Since it is only a concept, if constructed, the road could be shifted so that it would have the least amount of impact to those properties. It was also suggested that additional land for the roundabout could be discussed with Pulte Homes as part of a greater discussion regarding density and dwelling types on a portion of their property east of Bondsville Road.

### **Comments from the Audience**

Mr. Walter Dawson said that the proposed East Reeceville Road extension concept shows the road coming out across from his property. Furthermore, if built as shown on the concept plan, it will cut off 3 or 4 of the fields on the McCausland/Plank farm. Mr. Dawson suggested that the road would have less impact if it were shifted west. He also thought the Township should work with the McCausland family to help protect their fields. Mr. Heinrich said that the reason the road is currently shown farther east is because of wetlands. Once the area is mapped the location of the road may change. Mr. Dawson said that another problem is the Township Planning Commission who try and dictate changes that may not be supported by property owners.

### **Next Meeting**

The next meeting will be held Tuesday, May 13, 2014 at 7:00 P.M.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Mary Beth Smedley  
Secretary/Treasurer  
East Brandywine Township