

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION  
REGULAR SESSION  
Wednesday, June 5, 2019**

**Those in Attendance:**

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

**Absent:**

Charles Giordano, Member  
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 May 1, 2019**

Chairman Rawlings offered the May 1, 2019 minutes for consideration. Member Wagoner made a motion to approve the minutes as presented. Vice-Chairman Buczala seconded the motion, with all members voting Aye. Motion passed 5-0.

**2069 Bondsville Road Sketch Plan**

Mr. Jason R. Winters, 750 Little Washington Road, attended, desiring to begin dialogue and obtain feedback on a sketch plan for a proposed townhome project submitted in late April, particularly the ingress and egress to the property. Chairman Rawlings requested an explanation of the sketch plan and more background information on the proposed project. Mr. Winters advised the sketch plan illustrated 21 townhomes. Chairman Rawlings inquired as to the ownership of the property. Mr. Winters indicated he and his father were the equitable owners under J&J Partnership, and would be the developers for the property. Mr. Rawlings asked Mr. Winters if he was aware of the Township's plans for the loop road, which would run through this property. Mr. Winters indicated that several years ago he was informed of this, that it was a concept, and that the Township had the ability to adjust the placement of the road. Mr. Rawlings noted that both the Official Map and the Guthriesville Master Plan show the loop road, and this property as a whole is within the study area of the Guthriesville Master Plan. He then asked if any wetlands or stormwater studies were completed. Mr. Winters advised that the wetlands were done several years ago, and stormwater has not yet been done. Mr. Rawlings asked what types of townhomes are anticipated, and Mr.

Winters responded that they would be two stories with the garages facing in. Mr. Rawlings recommended more information be provided in order to offer feedback on the project. Chairman Rawlings asked if there were any questions. Member Frame had none at this time. Member Corbin commented on the amount of surface water on the property, and noted that the floodplain would need to be paid attention to, to see what the boundaries are for configuring the project. He also noted the circular drive with one entrance, and suggested that there should be allowances for parking, with attention paid to road widths, easements and setbacks. Mr. Winters referenced the availability of public sewer for the proposed project. Member Corbin noted his belief that capacity is available and would likely be a matter of tapping into the line going to the pump station; however, more information is needed. Member Wagoner agreed, and recommended items to be looked at include setbacks from roads, stream corridors, riparian corridors and wetlands setbacks. He recommended that the location of the loop road be examined and access to the neighboring property. Member Grisillo pointed out the spring running through the property under the proposed townhouses, and Member Wagoner recommended following the Guthriesville Master Plan. Chairman Rawlings noted that this property falls in the TND-2 district, allowing for businesses, which may be an advantage. Vice-Chairman Buczala pointed out that there are several surface water bodies, a lot of impervious surface, riparian buffer requirements and wetlands. Therefore, it would be very helpful to have these delineated to see how realistic the layout is, and to understand the constraints of the property. He suggested looking at the list of recommendations in Section 350-11 regarding sketch plan submittals, and Section 350-23 which contains good recommendations as well. He concurred with Chairman Rawlings that the TND-2 district allows business, which would play into the Master Plan for Guthriesville, and inclusion of this could be a catalyst to move such a project forward. He also suggested contacting the Chester County Conservation District (CCCD) regarding mitigation of the spring/stream running through the center of the property. Chairman Rawlings reminded Mr. Winters that he would have to abstain on the project at the Supervisor level. Mr. Winters thanked the Commission members for their time and indicated that supplementary information on the proposed project would be forthcoming.

### **Ordinance Task Force Updates**

Manager Piersol requested that the Planning Commission recommend the Board of Supervisors forward to the Chester County Planning Commission (CCPC) for Act 247 Review, an amendment to Chapter 300, Land Use, Section 300-17, to amend the definition of School, an amendment to Chapter 399, Zoning, to permit a School as a Conditional Use in the Mixed Use (MU) Commercial District, and an amendment to Section 399-137, Conditional Uses, to amend the criteria and standards for Conditional Use.

Member Wagoner made a motion to recommend the Board of Supervisors submit the proposed amendments to the Chester County Planning Commission for Act 247 Review. Vice-Chairman Buczala seconded the motion, with all members voting Aye. Motion passed 5-0.

Manager Piersol requested that the Planning Commission recommend the Board of Supervisors authorize the advertising of an ordinance amendment to Chapter 300, Land Use, Section 300-17, to add a new definition for Consumer Fireworks, and Chapter 399, Zoning, Article X (CS/LI) Commercial Service/Limited Industrial District, Section 399-51, providing a location in an identified zoning district for a permanent structure for the retail sale of these items. He noted the County's Act 247 review has been completed with no substantive comments.

Chairman Rawlings made a motion to recommend the Board of Supervisors advertise the proposed amendments as presented. Member Wagoner seconded the motion, with all members voting Aye. Motion passed 5-0.

Manager Piersol provided an update on the Medical Marijuana and Historic Resource Impact Study (HRIS) ordinance amendments, noting these were submitted to the Chester County Planning Commission for review as one combined ordinance. He added that the review letter was received by the Township on May 24, and suggested the comments be discussed at the June 19 Ordinance Task Force meeting before moving forward.

Manager Piersol reported that he received correspondence from John Theilacker of the Brandywine Conservancy, offering to hold a breakfast meeting/discussion on proposed Green Stormwater Infrastructure ordinance language they are working on for interested municipalities. Manager Piersol will circulate the information to those who may be interested in participating, and a date will be set.

Manager Piersol offered an update on the Maplevue project, noting it was somewhat stalled due to several springs located on the property. Earthwork is currently taking place and an earthen ramp up to the Route 322 intersection is under construction, which will connect Route 322 with Warren Lane. He noted this needs to be completed soon, as once school is out the construction and paving work will need to be completed prior to the start of the 2019-2020 school year. There will be a preconstruction meeting prior to the work beginning. Member Corbin asked about the status of the Route 322 traffic signal. Manager Piersol advised that the installation of the traffic signal equipment is dependent upon delivery. The supplier experienced a flood at their facility and he is awaiting more information on the delivery schedule.

### **Old/New Business**

Mr. John Jaros, Esquire, Riley Riper Hollin & Colagreco, was present representing the equitable owners of the McCausland Estate, otherwise known as the Plank Farm. Mr. Jaros inquired if the Planning Commission would be making a recommendation to the Board of Supervisors on the substance of the combined Zoning Ordinance Amendment (Definition of School, Allowing School by Conditional Use in the Mixed Use District, and Conditional Uses Standards), which was recommended for CCPC Act 247 review earlier in the meeting. Vice-Chairman Buczala responded that by voting to move the ordinance language forward to allow it, they are supporting it. Member Corbin added that if the CCPC comments do not include anything significant, the ordinance amendment would continue to move forward. Mr. Jaros thanked the members for their consideration.

### **Adjournment**

There being no further business, Member Wagoner motioned to adjourn the meeting at 8:15 P.M. Member Corbin seconded the motion, with all members voting Aye. Motion passed 5-0.

Respectfully submitted,

  
Mary Kemble Slade, Secretary/Treasurer