



THE

East Brandywine MILEMARKER

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Summer 2004

Westward Move For "New" Guthriesville?

Chris Kettlety has a vision.

She wants nothing less than to recreate the feeling of the original village of Guthriesville—about half a mile westwards on the family-owned Watters farm, just past the Brandywine shopping center. Anchoring this proposed development would be the Victorian structure once home to Mama Lena's pizza parlor, which would move from its 135-year-old base at Horseshoe Pike and Bondsville Road to the new location.

Timing may be a problem, however. Wawa wants to build and open its new facility for use in 2005. Ms. Kettlety says she's in no hurry. She wants to develop an upscale, very individual group of shops, then use the Mama Lena building as, perhaps, a general store (its original Guthriesville function) or a senior center. Ideally she'd like to see two-story shops with storeowners living in upstairs apartments. Definitely no cookie-cutter look.

Ms. Kettlety believes the volume of

In a related matter, the Watters family has asked Chester County Common Pleas Court to overturn a 2003 decision by the Zoning Hearing Board to grant AWI Inc. a number of variances so it can expand its Croppers store. The family argues that the expansion could create unknown problems with water runoff and sewage disposal on land owned by the Watters. AWI has certain access to the land under an easement agreement.



Mama Lena's: A building on the move?

The building (now a temporary home for Science Explorers) stands in the way of a planned Wawa gas station and convenience store, so Wawa wants it demolished or moved. Complicating any action is the fact that the whole village center is up for review in Harrisburg as a "historic site," which freezes development until a decision is made. Wawa and Ms. Kettlety both see relocation as a sound solution, one the township supports. All three parties had an amicable but inconclusive meeting earlier this year.

high-end residential development in the area will create a demand for the shopping experience she has in mind. She feels that home owners in the proposed gated, adults-only community across the road on what is now the Weaver farm would be supportive shoppers. "It's just a vision until we get the right support," she explains.

Present zoning would allow 5% of the 40-acre Watters farm, where Ms. Kettlety's mother lives, to be used for commercial development.

New \$20 Million Elementary School Planned

A new \$20 million Brandywine Wallace elementary school soon will replace the existing school on Dilworth Road. A second new school—architecturally similar to Brandywine Wallace—will replace the existing Pickering Valley elementary school at Route 100 and Byers Road in Upper Uwchlan, also at a cost of about \$20 million. Downingtown Area School District School authorities say that packaging the two projects in a single deal will save about \$4 million.

The existing schools will continue to operate while construction takes place and be demolished when the work is done. Target date for opening the new schools is September 2006.

East Brandywine residents who live near the Brandywine Wallace

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Who, When & Where

Board of Supervisors

David A Kirkner, C.P.A., Chairman
Jay G. Fischer, Esq., Vice Chairman
Hudson L. Voltz, Esq., Member

Township Public Meetings

• Board of Supervisors

First Thursday at 7:30 a.m.
Third Wednesday at 7:30 p.m.

• Planning Commission

First Wednesday at 7:30 p.m.

• Municipal Authority

Second Tuesday at 7:30 a.m.

• Township Ordinance Force

Fourth Wednesday at 7:30 p.m.

All meetings in McCausland Hall,
1214 Horseshoe Pike.

Important Numbers

Fire and Ambulance 911
Police (emergency) 911
Police (non-emergency) 383-7000
Poison Control (215) 386-2100
Police Administration 269-4300
Police FAX 873-4550
Township Administration ... 269-8230
Township FAX 269-4157
email www.ebrandywine.org

**Township Offices open
Monday to Friday,
9:00 a.m. to noon and
1:00 to 5:00 p.m.**

Telephone Directory

The Township Directory is available from any touch-tone telephone 24 hours a day. Just call **269-8230** and press one of the extensions shown.

Township Staff Directory

- 4 Anne Taylor, Taxes (Voice-Mail)
- 5 Mary Beth Smedley,
Secretary/Treasurer
- 1104 Norann King, Building Dept.
- 6 Scott Piersol, Manager,
EMC and Fire Marshal
- 7 Matthew Vanlew, Roadmaster
- 8 Police Administration Office

Township Information Directory

- 1130 Curbside Trash
- 1131 Curbside Recycling
- 1132 Bulk Trash
- 1134 Leaf Collection and Xmas Trees
- 1135 Cardboard/Corrugated
Drop-off
- 1136 Motor Oil and Other Waste
Recycling Drop-off
- 1140 East Brandywine Youth Athletics

Agreement Reached On 665 New Dwellings

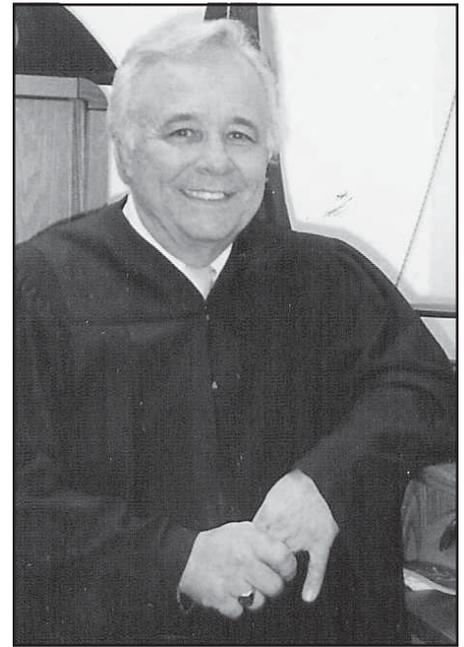
After lengthy legal wrangling, East Brandywine Township and Pulte Homes have reached an agreement that will permit Pulte's development of the 600-plus-acre Overlook Road Farm. The settlement covers the 307-acre northern section bounded by Route 322, Bollinger Road, East Reeceville Road and the boundary with West Brandywine. The 314-acre southern section, which stretches along the south side of East Reeceville Road, along sections of Zynn Road and on both sides of Bondsville Road, was not involved in the litigation.

Plans now call for a cluster development in the north section that will include 95 single-family homes, 38 twin dwellings, 399 town homes, a community center and half of an 18-hole golf course. The southern section will include 122 single-family homes, the rest of the golf course and a clubhouse for golfers.

As part of the agreement, Pulte has agreed to make certain road improvements, pay traffic impact and recreational fees and build a wastewater treatment facility for its own development and for an adult community proposed by K. Hovnanian Builders.

Pulte still has some issues to settle with the Township's Historical Commission. John Kessler, Chairman, said the commission identified four farmsteads and/or out-buildings with potential historic importance within the boundaries of Overlook Road Farm, some of which Pulte plans to demolish. He said a public hearing would have to be held before any demolition.

One site, the Charles Trego farm on Zynn Road, has a special place in East Brandywine's history. Charles Trego was a good friend of Col. William F. Cody, better known as Buffalo Bill. He was an advance agent for Buffalo Bill's Wild West Show, which usually started its season in the South in April, then worked its way west and north over the summer. When cold weather set in, Buffalo Bill's animals wintered over at a number of local farms, including Trego's. Barbara Paul's *History of East Brandywine Township* includes a wonderful photograph of Bill Cody, the Tregos and a number of local friends gathered on the Trego front steps.



DISTRICT JUSTICE JAMES J. CHARLEY JR.—a former member of the East Brandywine Board of Supervisors—celebrated his first year in office in late March with an open house at the District Court in Thorndale. In the past year, the court facility was entirely renovated, a new lease signed and, in Judge Charley's words, he has "established a staff that is expert in each respective area of responsibility . . . and oriented to provide friendly and knowledgeable service to the public."

Revised Building Code Brings New Rules, Fees

The township is preparing to update its building code to bring it into line with a statewide building code created in 1999. It also will increase fees for the first time since 1992, from the current 18¢ to 25¢ a square foot.

The adoption of state code standards will not bring any major changes. The biggest issue is likely to be a requirement that new residences must have two means of escape from lower levels, including basements, if they are considered "living space." The current code requires the two-escape rule for bedrooms. In a basement, escape could be through a door or window when there is a deep enough well to allow safe exit to ground level.



FINAL PLAN APPROVAL for the new Township Municipal Complex came from the Board of Supervisors in April. UAI Associates Inc. of Lancaster is developing the elegant new building, which will house both the township administrative offices and the Brandywine Regional Police. Construction contracts should be awarded this summer with occupancy by mid 2005.

Need To Improve Water Quality

Galloping development—eastern Chester County is one of the busiest building sites on the entire East Coast—is degrading the quality of area streams. That’s the discouraging news from Robert Lonsdorf of the Brandywine Conservancy who says that when more than 10% of land is covered with impervious surface, watershed quality goes down.

But there is some good local news. While one creek, Culbertson Run, is “threatened,” another, Beaver Creek, has recently been upgraded and a newly-adopted township riparian ordinance should be a big help in overall water management.

Mr. Lonsdorf talked recently at McCausland Hall about a new Conservancy report on a Watershed Conservation Plan for the Upper East Branch of the Brandywine Creek. It stresses the regional importance of quality water and makes sets three major priorities:

1. **Transform the watershed conservation group into a permanent body and seek to include representatives from all the affected municipalities.**
2. **Strive to improve water quality across the watershed.**
3. **Support coordinated regional planning efforts.**

On the Move

The following real estate transactions took place between February and April 2004.

404 Creek Road	\$850,000
420 Creek Road	\$200,500
8 Delancy Place	\$147,000
13 Grovehill Court	\$375,582
14 Grovehill Court	\$431,686
15 Grovehill Court	\$374,830
17 Grovehill Court	\$360,431
124 Helm Way	\$292,000
5 Keller Way	\$258,400
22 Keller Way	\$286,000
200 La Vida Via	\$260,000
311 McFarland Drive	\$378,500

Source: Weichert Realtors, West Chester

Clarification

The winter issue of *The Milemarker* reported that the Board of Supervisors approved a \$3,507 fee on new homes and commercial buildings in the township to help defray the cost of highway improvements throughout East Brandywine. Some residents who called the township worried that homeowners would have to pay the fee. The township advises that the cost will be borne by the developer.

Sunoco Wins Its OK

The Board of Supervisors gave final conditional approval for the expanded Sunoco gas station and convenience store at Route 322 and Hopewell Road. Sunoco officials said no date has yet been set for construction on the site. They said they want to have all building permits completed before they make the decision.

New School

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school, principally on School Lane and North Keller Way, attended a briefing by school district officials in March. Among their concerns: the cost (why not renovate the old rather than build the new) and issues related to noise, lighting and water runoff during and after construction.

District officials said a cost analysis found that it would be more economical to build new schools rather than undertake a major renovation of the old. Both have significant repair backlogs and will exceed their student capacity next year. On the other issues, the district promised to keep noise to a minimum and use state-of-the-art fixtures to restrict lighting. A temporary storm water system during construction and effective landscaping of the site later will control runoff.

The Brandywine Wallace school has a current capacity of 513 students; two temporary buildings add space for another 50. The new facility, to be built behind the current structure, will accommodate 650 to 675 students, which the school district considers a desirable maximum.

Both new schools will be built on sloping ground, with one level in front and two in the rear. When the Brandywine Wallace project is complete, ball fields will be relocated to the front of the new facility, facing on to Dilworth Road.

Gilbert C. Lappano, director of facilities, planning and management for the School District, told the township Planning Commission in April that explosive population growth—and the attendant growth in numbers of school-age children—means the new Brandywine Wallace school will run out of space within eight years. Because school officials believe it will be impractical to erect further buildings on the 19-acre Dilworth Road site, they already are seeking land for additional schools.

When Is A Run A River? When Penndot Speaks

When does a “run”—a narrow channel of running water—become a “river”?

An answer of sorts explains the recent renaming of Culbertson Run, a small stream that winds alongside Little Washington Road before ending up as part of the East Branch of the Brandywine. Two fancy new signs on either side of North Guthriesville Road proclaim that



when you cross the long established Run you actually cross “Culbertson Run River.”

How come?

Well, explains a Penndot official, the state decided to be-sign this passage of water so it can be located quickly in the event of a damaging oil spill or other accident. Trouble is, the state’s river sign inventory is pre-printed with the word “river.” Adding the name Culbertson Run produced the redundancy. Still, says the state official, “it’s better to be not 100% right than not to be right at all.”

And it’s true that a fast, heavy rainfall can indeed turn peaceful little Culbertson Run into a nasty, torrential river.

Planned Ban Against On-Street Parking Sparks Hot Debate

A proposal to ban parking on all East Brandywine streets, except with special permission, provoked a lively discussion at the Board of Supervisors’ April 21 meeting.

Township Manager Scott Piersol, who’s also Emergency Management Director and Fire Marshall, argued that on-street parking, especially on curves and narrow

streets, can and does cause significant problems. He also said enforcement will be reasonable. “If people have a party, there are going to be a lot of cars. We understand that. If you’re going to have a party, you can get a special parking permit.”

Roadmaster Matthew Vanlew agreed that there’s a need to control on-street parking. But he explained that without a new ordinance he lacks authority to put up no parking signs.

But what about enforcement? Board Chairman David A. Kirkner said a total ban could produce “an enforcement nightmare.” Mark Kocsi, chief of the Brandywine Regional Police, said the proposal gave him “serious concerns. If we start writing tickets for people who don’t know about the rule, they’ll go ballistic.”

So a compromise emerged. The Supervisors agreed to pass an ordinance banning on-street parking—but they insisted that they have to give permission for each sign that goes up, that the signs are erected only in specific locations where the parking can cause real problems and that before they go up, residents in the immediate area will be told in advance.



ON A SPARKLING APRIL SATURDAY MORNING, opening ceremonies for the East Brandywine Youth Association’s spring baseball and softball season attracted a festive crowd—and a score or more of juvenile teams—to the Community Park. More than 350 boys and girls are signed up for the season. Here members of one young team get ready.



The East Brandywine Milemarker
East Brandywine Township
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