

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION
Wednesday, May 4, 2022**

Those in Attendance:

Bruce Rawlings, Chairman
Jim Buczala, Vice-Chairman
Charles Giordano, Member
Nancy Frame, Member
Michael Wagoner, Member
Francis Taraschi, Member
Luke D. Reven, Township Manager
Lisa Taraschi, Township Secretary
Tom Oeste, Township Solicitor

Opening of Meeting

Chairman Rawlings opened the meeting at 7:00 PM 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."

Public Comment on Non-Agenda Items

There were no comments.

Planning Commission Minutes of April 6, 2022

Mr. Rawlings made motion to approve the minutes of April 6, 2022. Vice-Chairman Buczala seconded the motion, with all members voting Aye. Motion passed 6-0.

New Business

Introduction of Applicant Lauren Van Dyk to the Planning Commission

Chairman Rawlings introduced Ms. Lauren Van Dyk to the Commission and asked her to provide her background. Ms. Van Dyk stated her educational background is in Community, Regional Planning and Sustainable Development. Ms. Van Dyk also mentioned that she was part of the Downingtown Borough Planning Commission from 2016 through 2022. She is also a current board member of the Downingtown Main Street Association as well as a current board member of the Chester County 2020.

Chairman Rawlings made a recommendation that Ms. Van Dyk be appointed to the Planning Commission. Vice Chairman Buczala seconded the motion. With all members voting Aye, recommendation passed 6-0.

170 Crawford Road Preliminary Plan Approval

Mr. Adam Brewer of E.B Walsh and Associates, addressed the Commission on behalf of the applicant, Mr. Greg Wagman. Chairman Rawling informed Mr. Brewer that the Commission is aware they are before them seeking Preliminary/Final Plan approval. However, the Commission is only reviewing Preliminary Plan approval this evening.

Mr. Brewer stated that they are appearing before the Commission with a revised plan based on the comments in Township Engineer Nate Cline's May 2, 2022, review letter. He added the Zoning Hearing Board granted a special exception on October 5, 2021, regarding the disturbance of steep and very steep slopes for the installation of the on-lot sewage facility.

Mr. Rawlings asked if there were any other permits that needed to be applied for. Mr. Brewer advised that they need to apply for a permit the newly created driveway. Concerning the driveway, Mr. Rawlings advised that the Township's Roadmaster, Mr. Matthew VanLew acknowledge, in a May 2, 2022, email, that the site distance is acceptable for this project. Mr. VanLew had comments and questions regarding this project which Mr. Rawlings shared:

- A driveway permit will be needed for the newly created driveway.
- Sight distances for the proposed driveway are adequate should it remain in the location on the plan.
- Widening the right-of-way to 25 feet on the south side of the road puts the barn ruins well within the right-of-way. What is the liability of the Township due to the four foot drop-off into the ruins?
- Should guiderail be included to prevent vehicles leaving the road and falling into ruins?
- Same as above regarding old spring house.
- The wingwall located opposite Newman Drive must be raised to at a minimum level with road surface, large rocks along the edge of road must be removed, and area needs regraded to create a road shoulder.

Mr. Brewer stated they will need a waiver requiring stormwater infiltration. He advised that they will need to use the managed released concept (MRC) due to poor infiltration rates in the vicinity of the development. He added there was a comment about adding more native plants to the landscaping plan as well. They will also address any remaining stormwater issues.

Mr. Nate Cline informed the Commission that any stormwater issues are minor at this time. He is concerned with Mr. VanLew's comments regarding the road network. Mr. Cline advised that the Historic Study was not included with this application for review. Mr. Buczala advised while the Planning Commission has comments regarding Mr. VanLew's email, the Chester County Planning Commission, the Chester County Health Department, the Historic Commission and the Fire Marshal have not provided any.

Mr. Buczala stated that there was no Historic Impact Study submitted with the application. He added that this may be another check in the box. However, administratively, the applicant should report to the Historic Commission for their input throughout this process. This would be an outstanding item. Mr. Rawlings added Mr. VanLew's email would be an outstanding item as well.

Mr. Rawlings asked Mr. Brewer if he had any concerns regarding Mr. VanLew's email. Mr. Brewer advised that he is in agreement with the driveway permit. However, Point Number 3, widening of the right-away, would be an issue if and when Crawford Road is widened. Also, Point Number 5, regarding the springhouse, will be a separate application.

Mr. Buczala asked Mr. Brewer to address the administration issues in the County's letter. The County suggested direct communication with the Conservation District. Mr. Brewer stated they are happy with it be handled by the Township engineers. Mr. Taraschi's inquired about the stormwater. Mr. Brewer explained the stormwater system is subsurface. Driveway runoff will be brought around to an inlet in the back of the house. Mr. Brewer stated that the stormwater will be kept in the lot. Mr. Rawlings inquired about wetlands. Mr. Brewer stated there are no wetlands. Mr. Wagman added there is a springhouse that feeds into the pond. Mr. Rawlings asked if they are aware of the fee in-lieu-of and the Traffic Impact Fee. Mr. Brewer confirmed they are aware. The Fire Marshal had no comments. Mr. Buczala addressed the County review letter with Mr. Brewer. He summarized, you are working on any permits needed, you will review the landscapes and native plantings for any buffering you may need, adhere to the historic aspect review, ensure you're good for that, work on obtaining the driveway permit and provide a clearer understanding of the stormwater system. Mr. Brewer add the system is designed for a hundred-year storm. Mr. Oeste asked if they have a permit from the Chester County Health Department for the septic system. Mr. Brewer confirmed that they do have a permit.

Mr. Reven inquired about the MPC date for this project. Mr. Oeste advised that the Commission needs to come to agreement on whether this is Preliminary/Final or Preliminary so that the Board of Supervisors can render their decision. If the Commission is making a recommendation for Preliminary Plan approval, it would be on the Board's agenda for the second meeting of the month. Therefore, an extension will not be needed. Mr. Buczala added the only item that would affect the schedule is the approval of the Historic Commission, with regard to the impact study. Mr. Oeste added he feels it would be prudent to get a 30-day extension from the applicant, with the intention of getting it on the May 19th Board of Supervisor's agenda for consideration of Preliminary Plan approval. Mr. Brewer confirmed that this is the same document that was submitted to the Historic Commission for review with the Marsh Creek Homes subdivision. Mr. Oeste asked if there were any conditions. Mr. Buczala stated that the applicant added some buffering, with regard to the historic resource, for the development that was going on around it across the road. Mr. Oeste stated if the Planning Commission wants to consider any recommendations that the Historical Commission makes then the applicant will have to return to the Planning Commission in June. Mr. Taraschi asked if there should be something in the Township Engineer's review letter stating that we will accept the previous Impact Study. Mr. Cline added that they will defer to the Historic Commission for that feedback. However, Mr. Cline does not feel there will be any significant impact pertaining to this project.

Mr. Rawlings stated granting preliminary plan approval at this time would be fine. The Commission needs the letter to verify to dot the i's and cross the t's. He added there also should be a clearer understanding of the stormwater. Mr. Buczala stated that it is likely from the Historic Commission's viewpoint, there would be very little involved from a mitigation standpoint. It's more a procedural item.

Chairman Rawlings made a recommendation for Preliminary Plan approval with the following conditions:

- The historic information will be provided and reviewed by the Historic Commission by the next Planning Commission meeting, June 1, 2022, in order for the Final Plan approval to be granted.
- Any small details like native plants, anything with stormwater will be addressed and clean for Final Plan approval.
- Compliance with any unresolved comments in the Pennoni May 2, 2022, letter.
- Resolution of any issues raised by the Township Roadmaster in his email of May 2, 2022.

Vice-Chairman Buczala seconded the motion with all members voting Aye, the recommendation passed 6-0.

Current Applications

Weaver Tract/Brandywine Walk Update

Mr. Justin Brewer from DL Howell and Associates update the Commission on the Weaver Tract/Brandywine Walk Plan. He informed the Commission that the Final Plan had been submitted to the Township on April 14th, 2022 and is currently under review with the consultants. The Plan has not changed much. Most of the changes pertains to stormwater management. He added they have increased the infiltration. Mr. Brewer noted that he was aware of the concern relating to the existing pond on the property. He inquired what permitting would be required relating to the pond and if the Army Corp and the DEP was going review it. Both agencies have stated that they will not require any permitting for the pond. DEP deferred to the Army Corp. The Army Corp stated that as long as there was no fill being placed in the pond, and that any dredging material that comes out is outside of the fifty-foot buffer from the pond, then no additional permitting would be required. He added that we have raised the bottom of the pond a couple feet. It is still a pond of two feet of water. The remainder will be used to manage rain control as an infiltration measure. He also stated they have added additional BMPs on-site. Three of which are in that drainage area that contribute to pond. We have also reconfigured the stormwater piping that take flows to different BMPs that were down stream of the pond. Mr. Brewer stated they added some improvements to the phasing. We have added some additional phasing and detailed out some of the phasing. We have verified that stormwater will be controlled for each of those phases. Additionally, we have brought in a new landscape architect. Mr. Don Sample added that Justin covered all of the bullet points.

Mr. Rawlings presented a list of items for Mr. Brewer to review prior to the attending the next Planning Commission meeting:

- Confirm this is a 55 and up development.
- No need for school buses or public transportation
- Fire Marshal review
- Trucks and turning radius, the road has moved.
- Trails crossing on Bollinger. Not showing a tie-in to Pulte sidewalk down Bollinger Rd.
- Materials for trails
- Final plan: name of roads
- Clubhouse: size of the pool and the amount of parking is it adequate.

- Aware of fee in-lieu-of and traffic impact
- What improvements on 322 are needed?
- Are there any improvements at Hopewell and Bondsville Road intersection?
- Are there any Reeceville Road improvements?
- The Township access road will need a permit. Wetland crossings, who is designing the bridge crossing the Township's Road and who will be paving the road?
- The four acres that are being returned to the Township; Mr. Rawlings feels it would be best to turn over at the beginning of the final plan.
- Phasing of roads
- Emergency access roads built to completion as each section of the roadway is installed.
- What will the roads be built of?
- A minimum of 20-feet for car parking from sidewalk to garage
- Confirm that all roads will be private roads with cobblestone curbing. They would have to be built to Township specs if they decide to dedicate to the Township.
- Drip fields, assume that is being worked out with Mapleview and Applecross.
- Location of lights
- At the intersection will it be similar to the Pulte development or final decision?
- Any one-way streets?
- Landscaping: Mountain laurel should not in the sun, umbrella pine too expensive for this project. Kecia Dogwoods should be considered invasive should be replaced with American Dogwoods.
- How is the HOA moving forward?
- Snow removal: plenty of adequate places to dump the excess snow.
- Entrance at 322 and Bollinger Road may be a good spot for a wild flower planting
- HOA basin maintenance
- Review letters.
- Regarding the landscaping plan, make the planting in a more natural look in groupings.

Mr. Buczala asked how much area is being area directed to the pond for stormwater. Mr. Brewer stated he believe it to be twenty-four acres. This is the majority of the townhouse community closest to the community center. He added there are six other beds or raingardens in that area that will provide stormwater management. Mr. Buczala stated that the pond is part of a waterway of the State. He added he is surprised that the State and Army Corp did not want to participate in the particulars of how that has been designed. He added there is water coming to the surface at the springhouse that goes into the pond and is then discharged to the water body. He feels there will be more water going to the pond then there currently is, which will then be discharged into a water body of the State. Mr. Buczala asked how the potential pollutants from the stormwater runoff is going to be handled, as far as limiting discharge into the stream. Mr. Brewer stated there are infiltration beds and raingardens that will allow for the water quality component in that area. Mr. Buczala stated that he still has a concern of contaminates getting into the Beaver Creek stream.

Mr. Cline stated that the pond was a concern during the preliminary review process. Mr. Cline is comfortable with the results. The results have shown how Mr. Brewer and DL Howell are working with the DEP and Army Corp. He added at this point, we are still reviewing the information. Mr. Cline

expects to have comments out the week of May 20th. He added pre-treat, there are requirements for obtaining the NPDES permit. This revised plan is good in that there are BMPs spread out across the

entire site. Regarding the presentations to the Army Corp, Mr. Buczala asked if there have been commitments made with regard to this design that have to be met to keep them satisfied. Mr. Cline advised that they have resubmitted the NPDES permit to the CCCD and they will be reviewing at the same time Pennoni will be reviewing. He also added this is somewhat of a collaborative process so we are all in sync on what we are allowing. Mr. Buczala asked Mr. Cline what his comfort level was that this is going to work. He asked if it was possible that once you get into the details of the design that there is going to be a continued issue. Mr. Cline stated that this is a concern for Pennoni. There will be comments forming regarding this matter. Mr. Brewer added we have moved the conversion of the pond up to the second phase. He added that the bulk of the draining area to that pond is in phase three. They will convert the existing pond to a stormwater basin in phase two. He added they will know at that point if the system is going to work as designed before they have any new impervious or improvements being conveyed through the pond. Mr. Buczala stated that if he were the developer, he would want to be very sure that the system is going to work to everyone's satisfaction prior to getting into building. Mr. Sample added he is very comfortable with the design and the responses received from the DEP and Army Corp, as they have affirmed for the third time what we have represented in our previous meetings with the Commission. He also added the other reason they are comfortable is that they have advanced it to the second phase of construction. The pond is at the northern higher elevations of the site, even though it has an 18-acre drainage area, the majority of the drainage area is drip fields and open meadow resulting in a lot of clean water heading in that direction.

Mr. Sample asked to address a few of Mr. Rawlings comments regarding the off-site road improvements that are PENNDOT permitted. He advised that they have their PENNDOT permits for both the Reeceville improvements and the Route 322 improvements. These approvals and plans were provided to the Township several months ago. Member Giordano commented that his concern is safety around the pond. He asked if there will be safety features implemented around the pond. Mr. Brewer replied that the pond discharge would be on the south side of the road with energy dissipaters and riprap to slow the flow down. Mr. Brewer added they can look into safety enhancements around the pond. Mr. Cline added he will keep that in mind as well. However, there is not really an industry standard. It's more of a preference. He stated that we can continue to discuss perimeter fencing or some other type of obstruction.

Mr. Rawlings asked for comments from the audience. Ms. Van Dyk asked if this is the same pond that drains into the Beaver Creek. She advised that three times last year, it flooded and jumped the berm and flooded the street on Stewart Avenue in Downingtown. She added she will be paying attention to what is sent downstream. Mrs. Beth Watts stated she was at a meeting when there was a verbal agreement to remove the invasive plants, particularly the Calorie Pear. She inquired if it has been removed from the current plan. She also added Cryptomeria is not native. The Commission thanked Mr. Brewer for the update.

Mapleview Stormwater and Parking Changes

Mr. Brian Nagle explained to the Commission this started as a field change. However, when discussed with the Township Solicitor and others, it was decided that we would proceed as a minor amendment.

He added they were initially directed to the Board of Supervisors. The Board directed the applicant to discuss what is being proposed with the Planning Commission recommendation.

Mr. Greg Newell, of Nave Newell Engineering, explained that the original approval showed twenty-one parking spots over top of an underground stormwater basin. After additional review, it was decided that we would make the underground basin an above ground raingarden, thus, eliminating the twenty-one parking spots. He added the above ground raingarden would allow for additional stormwater capacity. This would also allow us to remove 10,000 square feet of paved area. He also added this would reduce the stormwater out flow. Thereby, allowing for easier maintenance of the above ground raingarden while making it a landscape feature. Mr. Newell stated that they have been in contact with the Township Engineer, Nate Cline, as well as, the Chester County Conservation District to find out what can be done to amend this permit. The formal submission was made and the review has been completed. He added the Chester County Conservation District is happy with this change. He also stated there were reasonable comments at the Board's level regarding parking. The Board suggested that we come before the Commission for your recommendation on the changes.

Mr. Buczala stated the changes made to the stormwater aspects is a positive change. He added he made a comment at the Board's meeting that if it affects parking, it should be looked at comprehensively. Mr. Taraschi asked what the depth is on the design of the new basin. He added that it looks like there are significant contours going down. Mr. Newell stated it is approximately four or five feet. Mr. Taraschi inquired if there would be a need to install some kind of protection around the raingarden for safety measures. Ms. Gibson asked how quickly the raingarden will drain. Mr. Newell stated once it is up and running, it will drain. He added the discharge will run to the northwest corner of the project. Ms. Gibson stated she is concerned that the discharge will run off into the Timbers. Mr. Newell advised that this is a better improvement for the post-construction phase of the project.

Mr. Buczala stated his concern is the loss of the twenty-one spot parking lot, as it is flexible parking for the entire community. Mr. Newell stated since the Board meeting, they have modified the parking spots. He added along the outer perimeters of each phase, there are parallel parking spots that have not been painted out as of yet. The drive aisles are 28-feet wide with one-way roads. These twenty-one spots were part of the approved plan. Mr. Rawlings asked how the twenty-one spots will be made up.

Mr. Nagle advised that, as of now, there are "no parking" signs in those areas. However, those signs will be removed and will be posted one-way. Mr. Newell stated fifty-one out of fifty-two units have built two-car garages. Doing so has increased the number of parking spots. He advised that we have since gone back to look for additional areas for parking. He added they were able to add additional parking spaces on the cul-de-sac areas where the mailboxes will be permanently placed. He advised that they may possibly add a "limited parking 10-minutes before 6 PM" sign. He suggested one additional space on Scarlet Maple Place. He stated there are a total of fourteen new with four of them being temporary parking during the day. Mr. Rawlings suggested that the spots blocking the mailboxes should be eliminated, as people pick up their mail at all times of the day. He added the mailboxes should not be blocked. Mr. Newell stated the original parking count was 483 spaces; the requirement is 347. Adding, under the proposal that we have now, we are suggesting going up to 565 spaces. Mr. Rawlings added that is counting the extra garage. Mr. Buczala asked how many flexible parking spaces are available and that it is important that there is enough parking for visitors. Mr. Newell stated that the parking has more than fulfilled the ordinance requirement. Mr. Buczala agreed that they have met the Ordinance and

perhaps the ordinance needs to be looked at. He stated again his concern is that there is not any flexible or overflow parking. Mr. Rawlings asked where the mailbox is being placed for phase 3. Mr. Newell stated it would be placed on Paperbark Square. Mr. Rawlings asked if there would be a trail for those people or would they have to walk along the main road. Mr. Newell stated he is not going to add anymore impervious coverage. They will use the main road. Mr. Buczala asked if the Township Fire Marshal has reviewed the spaces that were placed in the end of the cul-de-sac with regard to emergency vehicle access and mobility. Mr. Newell stated he has not. Although, he is comfortable with the amount of space.

Mr. Rawlings suggested to use the sales parking lot as overflow parking and not build the block of townhomes. Mr. Newell stated that is not part of the suggestion.

Mr. Taraschi asked that in the building of these homes, are you counting the two-car garages as part of the parking. He asked if the garages are big enough to store the recycle totes and trashcans, as well as the vehicles. He wanted to know whether or not the residents would be leaving their recycle totes/trashcans out. If not, he asked, would residents be required to bring them in by a certain time. Mr. Newell stated it depends on Township requirements. He added they are trying to do a delicate dance between stormwater management and parking. He stated we have provided you what your ordinance asked for.

Mr. Rawlings asked what is the distance from the garage to the inside area of the roadway. Mr. Newell stated between 18-20 feet. Mr. Rawlings added that he thought it was a 20-foot minimum required. He also mentioned that he saw cars stacked across the sidewalk. He feels the double-parking will continue to happen until this situation is solved. Mr. Newell stated that it's always difficult during construction with the extra vehicles and the roads which are not striped yet. Mr. Rawlings asked if they are looking at speed controls on the main spine road such as additional stop signs or speed humps. Mr. Sample confirmed there is a speed table at the center of Glory Maple Lane.

Mr. Rawlings summarized the discussion stating you have designed the plan how you think it looks best. You do not have any other ideas on how to add additional flexible parking for the residence. You have provided the amount of parking you have been required to and more. Mr. Newell stated the idea of putting a few parking spots at the entrance of the community was discussed a few weeks ago. He added that they interpreted the feedback as the Township does not support that suggestion. Mr. Buczala added that area is a remote location. Mr. Newell stated they suggested parallel parking along Glory Maple Lane. Mr. Buczala added that is along the wrong side of the curb resulting in a safety issue. Mr. Rawlings suggested possibly changing the parallel parking to 90-degree parking. Mr. Sample stated that cannot be done due to the utilities being run underground. He added this plan provides an excellent example of balancing the priority of enhancing stormwater management while still providing 3.6 parking spaces per dwelling unit, that's 60% more than the Ordinance requires. Mr. Buczala stated that he continues to go back to flexible parking for the community not the number of spaces per unit. Mr. Samples added forty of those spaces are central to the community.

Mr. Taraschi stated that it is unusual that in this stage of the process, after years of review, that you have decided to make a change to the plan to tear out a stormwater design and start over again. He added he is trying to understand what brought this change about. Mr. Sample stated that prior to the basins being installed, there has been additional review due to the 7-inch rainfall event that impacted Timberlake. After meeting with a variety of entities, one of the suggestions that was made was to extend one of the

stone outfall structures. Unfortunately, it was limited by the buffer. He added that our largest basin drains to the east. There have been three stormwater modifications that have been made to the north during this process. He added this change will be the fourth. He stated that this is a major milestone and last significant opportunity to approve how water moves to the north. Mr. Nelle added that made changes to the outfalls on both the east and west side of the northern side of the property. We are making changes and improvements that will help the overall water quality and long-term stability. We have also added three subsurface basins in phases one and two, in between Sugar Maple Square and Paperbark Square. Those additional basins reduced the outfall and discharge points. We are reviewing our options for phase 3. He added if they can, they would like to go with a raingarden. It would be a better situation from both a stormwater and water quality perspective. He also stated that if he could find any additional parking spots, he would add them.

Mr. Buczala asked if there is a cost savings of going from the underground storage facility to the raingarden. Mr. Taraschi asked Mr. Cline had any thoughts that he would like to share. Mr. Cline stated regarding the stormwater perspective, it has already been reviewed by our office and the Conservation District. It was reviewed at the developers own risk. The CCCD is holding onto their review pending the Townships direction. He added that he will always recommend an above ground basin versus and subsurface basin. Adding the maintenance and long-term cost will be better. He feels this is a positive as it is reducing the impervious as well. He added from a parking perspective, 3.6 parking spaces per unit is at the top of the spectrum regarding parking for townhouse development. Mr. Cline added that Mr. Buczala is on point regarding how many of those spots are flexible spots. He stated he believes there are fifty-one spots available and is comfortable with the parking. His major issue with the parking is that there is no flexible parking on the east side of the neighborhood. He also added the ability still exists to create 90 degree parking off of Glory Maple Lane. Stating that could almost be a backup plan if we need it.

Mr. Buczala stated that as Mr. Rawlings suggested not building two of those building and using that space for flexible parking. He asked if the savings in revising the drainage basin from the underground parking lot to an open basin with removal of the parking lot would offset the cost of losing two of the building units. Mr. Sample stated the answer is no, because we have an enforceable contract with obligating us to sell 154 buildable lots to NVR Ryan Homes. He added he is not in a position to go back to them and renegotiate the contract. This is the last opportunity for us to improve stormwater management. He also added in the matter of cost savings, we undertook this project seven months ago, voluntarily, in response to the comments that were coming from our neighbors to the north and feedback we were getting back from Pennoni and the CCCD. Mr. Sample stated they have invested a large sum of money into this change. He added we are hoping for the Commission's recommendation to go to the Supervisors to make this change to benefit not only our community but our neighbors to the north.

Mr. Reven stated that he briefly had a conversation with Mr. Sample prior to the meeting. Mr. Sample confirmed that none of the units in phase 3 have been presold. He added that any sales material for phase 3 would not be purchasing lots with the expectation that a surface lot will be built if the Planning Commission recommends and the Board supports it.

Chairman Rawlings asked the audience for comments. Several members of the Mapleview community appeared before the Commission to voice their concerns. Items discussed were the lack of parking in the community, the removal of the twenty-one-spot parking area, the narrow roadway and the concern of residents not being able to back out to their driveway without hitting a parked vehicle. There was also

concern regarding the draining and flooding due to the construction stormwater basins not working properly. The residents also have concerns of infestation of mosquitos. There was also concern for where the children are playing in relation to parking and the placement of the mailboxes. Mr. Newell explained that it is difficult in a townhome community that is under construction. People are moving in and construction is still going on.

Regarding the road issue, it's currently a two-way road. However, once construction is settled it will be a one-way road. This can be a stressful situation to the residents. He added regarding the stormwater, we have transition periods going on and unfortunately the residents are experiencing it. He stated most of this issue will go away as construction completes. Mr. Newell mentioned the postmaster decides the placement of the mailboxes not the developer. Ms. Frame suggested having the Chester County Health Department come to the community and spray for mosquitos.

Mr. Buczala stated that in regard to the subsurface stormwater under the cul-de-sac, Mr. Newell had mentioned that the one located in Sugar Maple Square is just beginning to be used now. He asked Mr. Newell when he thinks the one located in Paperbark Square will be operational. Mr. Newell stated not until that phase has been stabilized. He added because the roads have not been paved, the inlets may be receiving some bypass flow which may have been a bit compromised.

Mr. Carl Croft asked the Commission for clarification of the Ordinance. He asked if it is correct that our Ordinance allows each garage, bay and driveway to be counted as parking spaces. Mr. Cline confirmed. Mr. Croft stated that he does not agree with this Ordinance and it needs to be revisited. He added he does not feel there is enough flexible parking. Mr. Croft stated as a Supervisor, he is responsible for the safety of residents. He asked if the roads are to be one-way, why are they not one-way now. He suggested they be converted immediately to one-way as the plan shows. Mr. Croft asked Mr. Newell if the mailboxes were going to be placed in the spots that were on the plan. He also asked where the third mailbox was going to be placed. Mr. Newell confirmed the placement of the phase 1 and phase 2. He informed that there would not be a third mailbox in phase 3.

Regarding the direction of the traffic on Sugar Maple and Paper Bark during construction, Mr. Oeste stated that the Township does not have control over the traffic; the developer and HOA does. Mr. Sample responded that Sugar Maple Square can be made one-way at this point, as it was surface paved last fall. Paperbark Square will not open one-way until phase 2 is completed in fall of 2022. Mr. Nagle confirmed that as a condition of the minor amendment to phase one, Sugar Maple Square can be converted to one-way. Mr. Sample directed his comment to the residents attending the meeting. He stated that the presentation which was presented by Ryan Homes stated the 483 parking spaces would be delivered. This evening we are stating 575 spaces to be delivered. Mr. Buczala stated, again, you have met the Ordinance. This discussion is about the resident not seeing flexible parking.

Mr. Buczala asked Mr. Cline if the underground system, as it's currently designed, handled the stormwater relative to the open basin as its proposed. Mr. Cline stated that they are comparable. Mr. Buczala added other than the removal of the impervious surface there is not much difference. Mr. Cline again confirmed. Mr. Sample disagreed stating you cannot ignore the additional foot and a half of freeboard. Mr. Cline advised that there is a reduction in the stormwater leaving this basin because of the reduction of impervious which drives the quasi-improvements in the stormwater management.

Mr. Rawling asked what the timing is on the trails going in as the children do not have a place to play. Mr. Sample stated they will be finished this spring with additional safety signage being added due to the construction of drip fields. Mr. Rawlings asked Mr. Sample if he would consider a parking lot located up by Route 322 for more flexible parking. Mr. Sample advised that possibly in the future but not at this time. Mr. Rawlings asked again if he would consider a trail from the mailbox to phase three around the back. Mr. Sample stated he would not, as he does not want to add additional impervious. He added that their goal objective was to reduce impervious not add it.

Mr. Rawlings summarized the discussion this evening. It was agreed that Sugar Maple Square would be converted to the one-way direction. It was recommended that the Fire Marshal review the plan for truck turns. Confirm that the Roadmaster is in agreement with this layout.

Mr. Oeste asked if the Commission was considering approval of the revised plan. He stated that as depicted on the revised plan, changes were made to the stormwater basin, the 21-space parking lot was removed and proposed parking space. He advised the Commission that if they would like to make some recommendations to modify the plan, they would need to state so in a motion.

After a brief recess the Commission returned to session.

Chairman Rawlings made a motion that the Commission support the original plan as drawn. Vice-Chairman Buczala seconded the motion. With all members voting Aye, motion passed 6-0.

Township Plans

There were no new plans.

Ordinance Task Force Update

Mr. Mike Wagoner presented the Commission with an update from their April 20th meeting stating that TCA has reviewed the first draft of the Comprehensive Plan. The second draft will be presented to the Commission during the July 6th Planning Commission meeting for their review.

The Ordinance Task force will be reviewing changes to the following Ordinances:

- Dog Sitting Uses
- Max-Impervious in R-1 and R-2
- Landscaping Requirements
- Parking Requirements in Common Areas
- TND-1 Review Minimum Dwelling Size
- Revised Stormwater Ordinance Act 167

Mr. Reven informed the Commission that the Zoning Hearing Board has agreed to change their meeting date to the second Thursday of the month. He advised it is no longer necessary for the Commission to change their meeting date.

Mr. Rawlings thanked Mr. Wagoner for his service on the Planning Commission.

Mr. Reven stated that applicants that go before the Zoning Hearing Board will appear on the Planning Commission's agenda. The Planning Commission will review their application and recommend to the Board of Supervisors that someone from the Commission present testimony to the Zoning Hearing Board. Mr. Wagoner recommended Mr. Taraschi as that person. The Commission agreed.

Mr. Reven directed the Commission that a representative would need to appear before the Board of Supervisors to present their recommendation should they desire to do so.

Public Comment on Non-Agenda Items

There were none.

Adjournment

Member Wagoner made a motion to adjourn the meeting at 10:20 PM. Chairman Rawlings seconded the motion, with all members voting Aye. Motion passed 6-0.

Respectfully submitted,

Lisa Taraschi,
Township Secretary