

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION  
REGULAR SESSION  
Wednesday, September 7, 2022**

**Those in Attendance:**

Bruce Rawlings, Chairman  
Jim Buczala, Vice-Chairman  
Francis Taraschi, Member  
Nancy Gibson, Member  
Lauren Van Dyk, Member  
Luke Reven, Township Manager  
Lisa Taraschi, Township Secretary  
Kim Venzie, 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**

Chairman Rawlings made a motion to approve the Planning Commission minutes from the July 6<sup>th</sup> and August 3<sup>rd</sup> meetings. Vice-Chairman Buczala seconded the motion. With all members voting Aye, motion passed 5-0.

**New Business**

**Appointing Non-Voting Planning Commission members**

A discussion was held regarding bringing non-voting members onto the Planning Commission.

Chairman Rawlings made a recommendation that the Board of Supervisors appoint Jenna Ritcher, Nicole DiTomo, and George Henderson to the Planning Commission as non-voting members. Vice-Chairman Buczala seconded the motion. With all members voting Aye, motion passed 5-0.

**Current Applications**

There were none.

## **Township Plans**

There were no new plans.

## **Ordinance Task Force Update**

Chairman Rawlings present the Commission with an update of the Ordinance Task Force meeting that was held on August 24, 2022. The action items are as follows:

- Code amendment: Pet Sitting Businesses at Home Occupancies in R-2
- Code amendment: Review of Landscaping Requirements for New Development
- Code amendment: Omit Provisions for Chapter 399 Article XX “Amendments”

Chairman Rawlings stated that most of the discussion was geared to the Official Map of the Township. Mr. Reven provided an update to the Official Map. On July 27<sup>th</sup> final changes were approved by the Ordinance Task Force. The final draft was prepared by TCA on August 2<sup>nd</sup>. He added that neither the Board nor the Planning Commission have seen these changes. Mr. Reven went on to state that typically the Board would refer the review of the Map to the Planning Commission, however, the Planning Commission is getting first look. He added the action item would be for the Board to advertise and send the Map for ACT 247 Review. Mr. Rawlings asked if the document had been reviewed by Mr. Reven and the consultants. Mr. Reven advised there are major revisions from the draft, the additions of open space and the trail networks that are shown are simplified. We have revised the draft to include the tributary to Beaver Creek which was missing from an earlier draft. We have also included the road extension for the Giant project. Mr. Buczala asked if this map has been through the Trails Committee. Mr. Reven stated it has not. Mr. Buczala stated there was some discussion of putting all the trails planned or already developed on this map. Mr. Reven stated the Trails Committee is not meeting regularly. He also stated his recommendation is this map is ready to go. The discussion continued regarding the map and open space. Mr. Rawlings expressed concern regarding the environmental sensitive area of 530 Dilworth Road.

Chairman Rawling made a recommendation to the Supervisors that the Planning Commission supports the draft of the Official Map and they should move forward with advertising the Ordinance for adoption and ACT 247 review. The Commission also recommends amending the trails segment shown north of the community park to propose non-existing trail to existing. Vice Chairman Buczala seconded the motion. With all members voting Aye, motion passed 5-0.

Chairman Rawlings stated one of the major discussions held at the meeting was the size of the units in the TND-1 Traditional Neighborhood. Chairman Rawlings added Supervisor Croft wanted to increase the square footage from 800 to 1100. However, most of the members of the Task Force like the lower number. He explained this pertains to the existing buildings in the village of Guthriesville. Allowing the 2<sup>nd</sup> floor of the building to have apartments or lower income housing. Chairman Rawlings went on to state that Supervisor Croft stated in a recent Supervisors meeting the 800 SF would be for current buildings or reuse. He added that with the new units the minimum would be 950 SF. Mr. Buczala added the concept of the Guthriesville Master Plan is for mixed use in the village. Mr. Buczala also stated in his view it would be better to keep the lower number. However, he is comfortable with the compromise.

A discussion was held whether or not Rouse Chamberlin has moved forward with the piece of property next to the BAPS Temple. Ms. Ritcher inquired as to how long it will take to accomplish the priority action items on the Comprehensive Plan. Mr. Reven stated one-to-three years adding it is currently under the Ordinance Task Force review.

Mr. Rawlings asked if there was anything else regarding the Task Force. Mr. Reven stated directions were provided for the parking restriction regarding townhome developments. He added this was the bulk of the conversation. He also added Mr. Rawlings and Mr. Wagoner are working on the proposed changes to the landscaping requirements. A markup was also reviewed as prepared by Township Solicitor Oeste with his proposed changes to Chapter 399 Article XX Amendments not required by the MPC. Mr. Reven suggested that since we are going through a number of the amendments we need to determine if we are going to process one at a time or all together. Mr. Reven suggested accumulating a few then have them coded.

Ms. Van Dyk asked once the Comp plan has been adopted will there be a group of zoning amendments and how they will be dealt with. Mr. Buczala stated the Ordinance Task Force will review them and set priorities. He invited Ms. Van Dyk to participate in the process. Mr. Rawlings also asked Ms. Van Dyk if she would like to take over the agenda and minutes for the Task Force. Mr. Reven stated as it pertains to implementation, if there is a policy before the Board of Supervisors and a memo is written that accompanies it, there should be a section with a fiscal note and a section that references compatibility with the Comp Plan.

### **Public Comment on Non-Agenda Items**

Mr. Buczala inquired if the property that was recently purchased on the corner of Highspire and Creek Road had a parking lot added. He questioned if the Township was aware of the additional impervious coverage added. Mr. Reven stated he does not review all permits that come into the Township. However, he is aware if additional stormwater management is required through an O&M agreement. This property does not have an O&M agreement. Ms. Taraschi confirmed that the Township is aware and there was no additional paving performed.

Mr. Rawling inquired if lot 142 on Glory Maple had a deck permit as he saw a deck was being built. A discussion was held whether that was permitted based on the footprint of the building. Mr. Reven stated beyond the Stormwater Ordinance, the Mapleview Community is tightly controlled based on the ownership model of Mapleview. The homeowners only own the footprint of the exterior wall of their unit. He added that they are permitted to build additions within the footprint of the HOA land behind their unit. Resulting in stormwater management not needing to be done.

Mr. Rawlings inquired if the Township has received any information regarding the Kay property on Reeceville Road. Ms. Taraschi stated the Township has not been informed of any changes to this property. Mr. Taraschi stated that he heard that they will be putting 200 plus units in that section which is in West Brandywine.

Mr. Rawlings also inquired if there is any information on the Hammell property. Mr. Buczala stated there is an historic resource on that property that is associated with the Mendenhall Family. He added that there is an organization that is interested in preserving this building.

East Brandywine Township Planning Commission

August 8, 2022

Page 4

### **Adjournment**

Chairman Rawlings made a motioned to adjourn the meeting at 8:00 PM. Vice-Chairman Buczala seconded the motion, with all members voting Aye. Motion passed 5-0.

Respectfully submitted,

Lisa Taraschi,  
Township Secretary