

WEST NANTMEAL TOWNSHIP
FINAL
June 27, 2011

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on June 27, 2011, at the Township Building.

Board Attendees:

Daniel Dierksheide, Chairman
Robert Baskin, Vice Chairman
Nelson Beam
Jamie Coffman
Dan Collmann

Guests

Victor Kelly, Commonwealth Engineers Inc.
Sean O'Donnell, Hammell-O'Donnell LLC
Jordon Hammell, Hammell-O'Donnell LLC
Sheila Fleming, Brandywine Conservancy

Planning Consultant

April Barkasi, Cedarville
Engineering Group LLC

The Chairman called the June 27 meeting to order at 7:27 p.m. Roll call was taken.

The minutes of the May meeting were approved. Motion by N. Beam, second by D. Collmann.

OLD BUSINESS

Vacancy on PC Committee – PC is asking if the Board of Supervisors accepted Ronald Gilbertson's resignation. Is a new member being actively sought?

Hammell-O'Donnell Business Park – WN UPI # 23-06-16, 23-06-16.04 and 23-06-16.05. WN and West Brandywine Townships UPI # 29-01-01.03, 29-01-01.04 and 29-01-01. (322 and Chestnut Tree Rd.) A second one year extension was granted by the Board of Supervisors until April 11, 2012. Applied for NPDES permit in November.

Sewer is being addressed through Honeybrook Township 537 Plan. Comments are being addressed and information is being shared with West Nantmeal Township.

Hammell/O'Donnell Business Park have submitted an update to their Plan on May 13, 2011. The following items need to be addressed:

1. Traffic Analysis – Southern Entrance, truck entering from south; turning movement omitted from the plan set. Northern Entrance, truck exiting to south; turning movement omitted from the plan set.
2. Documentation describing the acquisition of rights-of-way for the development roads should be submitted for review.
3. In accordance with S.L.D.O., all future correspondence regarding the submission and approvals by West Brandywine and Honeybrook Township shall be copied to West Nantmeal Township.
4. Applicant is working with Honeybrook Township to incorporate the entire southern Limited Industrial District in the Act 537 Sewage Plan.
5. Applicant has received an adequacy letter from the Chester County Conservation District dated June 21, 2011. An NPDES permit from PADEP is also required for this development.
6. Plan set must be submitted to Northwestern Chester County Municipal Authority for review and approval. Applicant shall pay all costs associated with the construction of the force main and

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connection including road restoration and overlay as required by PennDOT according to an approved Highway Occupancy Permit. The Township may require financial security and maintenance agreement for sanitary sewers within right-of-way offered for dedication to the Township.

7. An application to the Pennsylvania Public Utility Commission must be made by Aqua PA for approval of additional territory to serve this development. Applicant to keep Township informed of the status of this application. All costs associated with this connection are to be paid by applicant.
8. Township Engineer recommends sidewalks on a minimum on one side of each street for pedestrian circulation. Inclusion of sidewalk as part of this land development to ensure uniformity and completeness at the time of interior roadway construction, will be discussed with the PC at a later date.
9. Additional items stated concerning Stormwater Management.

Waivers requested:

1. Applicant is requesting waivers on the drafting standards: from 1"=50' to 1"=100'; sheet size from 24"X36" to 36"X48".
2. Roadway Profile Plans: from 1"=40' to 1"=50'.
3. Applicant requesting waiver from requirement to show only trees over 6 inches caliper dbh within the currently/previously proposed disturbance limits.

NEW BUSINESS

Subdivision Plan submitted on 6-21-2011 for Malone/Bensinger Subdivision. Daniel Dierksheide, Chairman, signed 2 "Sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review" for disbursement by the Township Secretary. A review of the subdivision plan will take place at the July PC meeting.

OTHER BUSINESS

1. The Board of Supervisors incorporated the suggestions/amendments made by the PC to the Zoning Ordinance. PC has another suggestion on Section 5. Section 1202.A.(1) to read as follows: "(1) Persons desiring to undertake any construction **for which a building permit is required**; make structural or site alterations; change the use or ownership of a lot or building; and extend or alter a nonconforming use of land or buildings shall apply for a permit by filing the appropriate application and submitting the required fee."
2. Sheila Fleming, Brandywine Conservancy, asked the PC members to take part in a Regional Workshop concerning the functions and mapping guidelines of the Brandywine-Struble Greenway.
3. April Barkasi, Cedarville Engineering Group, LLC, will review the flow chart of modules at the July meeting as this review will require additional time and the hour is late.
4. Susan Ward, Township Secretary, is trying to set an appointment with DEP to explain modules. Let Susan know if you would like to attend.

Reminder: – Next meeting is July 25 at 7:30 pm at West Nantmeal Township Building.

With no further business to discuss, the meeting adjourned at 9:40 p. m. on the motion of J. Coffman/Robert Baskin.

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Respectfully submitted,

Linda L. Dierksheide

Secretary