

East Bradford Township Comprehensive Plan Task Force Meeting Minutes August 5, 2015

The August meeting of the East Bradford Township Comprehensive Plan Task Force was held on August 5, 2015 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

Task Force members present:

Vince Pompo, Chairman, Board of Supervisors
Mark Bedwell
Kathy Bergmann
Mary Sue Boyle
Sheila Fleming
Harry Hatzipavlidis
John Johnson
Fred Rothman
John Spangler
Andrew Schaum

Task Force members absent:

Tom Egan, Vice Chair, Board of Supervisors
John Snook, Member, Board of Supervisors
Tony Biacchi
Scott Bohn
Ken Cavanaugh
Kathryn Deaville
Jo Anne Yarnall

Staff/Professionals present:

Thomas Comitta, Thomas Comitta Associates
Jennifer Leister Reitz, Thomas Comitta Associates
Natasha Manbeck, McMahon Associates, Inc.
Jeannine Speirs, Chester County Planning Commission
Michael Lynch, Township Manager
Mandie Cantlin, Assistant Township Manager

Staff/Professionals absent:

Dianne Herrin, Practical Energy Solutions

Others in attendance: None

CALL TO ORDER: The meeting was called to order at 6:00 pm.

PUBLIC COMMENT: None

MINUTES: The Comprehensive Plan Task Force unanimously agreed to accept the minutes from June 3, 2015.

BUSINESS:

1. Survey Results and Other Updates
 - a. Community workshop – The community workshop is scheduled for Tuesday September 29. The time has not been determined, but the group discussed an open house that would take place over a 3-4 hour time period. Within that period, TCA would deliver a brief presentation several times. The workshop could take place in the public works garage so that participants could tour the new building. There could be tables for each different comp plan project area. Task force members could be called upon to be in charge of tables and collect feedback from participants. Members discussed a variety of methods to engage participants (suggestion box, raffle tickets, “click-a-thon”). Regardless of method, the ultimate goal is to capture input. Mr. Hatzipavlidis noted that people have different preferences when it comes to

communicating and providing input and recommended that the Township/TCA provide a variety of methods to collect participant feedback. Ms. Reitz will verify Mr. Comitta's availability for that evening and she and Ms. Cantlin will work together to coordinate the event details.

- b. Developer meeting – The Township and TCA will host a brain storming session with Bill Andersen (Longview), Eli Kahn (E Kahn), and Tony Stancato (StanAb). The purpose of the session is to identify planning/redevelopment options along the Rt. 322 Bradford Avenue corridors. The session will take place at the Township office on September 2 at 3 pm. Task force members are invited to attend.
- c. The task force reviewed and discussed the survey results. The survey received 529 responses (5% of the population). The vast majority of these responses were received via the website link.
 - 98.6% of respondents reside in East Bradford Township.
 - All areas of the Township were represented.
 - 76.1% of respondents have lived in the Township for more than 10 years.
 - 99% of respondents owned their home. Renters who make up an estimated 11% of the East Bradford population were underrepresented.
 - The age groups with the largest representation were those between 45 and 54 and those from 55 to 64 years old. The median age of the EBT population at large is 40.2 years.
 - 60% of respondents have some involvement in the East Bradford Township Community.
 - Roughly 90% of participants reported they are satisfied or somewhat satisfied with the quality of life in East Bradford.
 - Survey results reinforced the prioritization of open space and bike/pedestrian issues.
 - Many respondents expressed concerns about the condition of Bradford Avenue, codes enforcement, recreational programs, and sewer.

Mr. Lynch recommended that the Township use the survey results as an opportunity to communicate with and educate residents. He suggested that the Township thank participants for their feedback via the website, Facebook, and directly using the emails provided. He offered to craft this message. A link can be provided on the Township website with the full survey results. Mr. Lynch also suggested that the Township respond to specific responses via the website and newsletter over a period of time. Mr. Hatzipavlidis noted that comments could be grouped by topic (e.g. road repair, snow removal).

2. Coordination with West Chester Borough – Mr. Comitta shared some early thoughts about discussion points for a joint meeting with West Chester. He noted that the WCB's draft plan does not yet have regional coordination references. The task force recommended that the following topics be included in the discussion:
 - Safe and useable sidewalks
 - Building on existing focus points along the boundary (Everhart Park, CCAA)
 - Rosedale corridor
 - Bradford Avenue ownership and maintenance

Mr. Comitta will draft language that he would recommend as additions to WC's plan. He will share his draft with the task force before submitting it to West Chester.

3. Pike/Pedestrian Connections in the Township – The task force essentially endorsed the recommended strategies developed by the Bike/Pedestrian Focus Group. They suggested:
 - Integrating connections between neighborhoods and schools into strategy #3
 - Adding the following intersections to the list of Bradford Avenue intersection improvements: Price, Sharpless, Neilds, and Hillsdale
4. Corridor Improvements and Enhancements – Ms. Reitz presented the task force with a list of draft strategies for the Rte 322 and Lenape/Bradford corridors. The broad strategies are:
 - Promote full utilization of land with appropriate uses along the corridor – Ms. Boyle mentioned the importance of the historic designations at Neilds Street and Strode's Mill.
 - Identify open space priorities and properties at risk of development.
 - Complete trail/bike/ped connections along and across the corridor.

- Create a sense of place along the corridor by identifying and prioritizing central nodes of activity – the task force recommended combining and connecting the nodes along Bradford Avenue and seemed to view the Strode’s Mill areas as a priority.
- Enhance the appearance of the corridor – task force members generally agreed that the focus along Rte 322 should be more practical and functional than aesthetic.
- Provide gateways into the Township – The task force generally agreed that the Strode’s Mill presents a better “gateway” than Rte 322. Ms. Speirs noted that the County has a troop movement plan that could be of value with regards to the Strode’s Mill intersection.
- Coordinate improvements with the Borough of West Chester to the mutual benefit of both municipalities.

Ms. Manbeck noted that while the plan will prioritize short term implementation, it is important to communicate a long term vision. That vision is important when working with developers, PennDOT, and others.

5. Other Areas for Consideration at the Community Workshop – In addition to the strategies referenced above, the workshop will address other topics such as vision, energy, and housing.
6. Next Steps –
 - a. Developer meeting (September 2)
 - b. Community workshop (September 29)
 - c. Next task force meeting (October 7)

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Comprehensive Plan Task Force is scheduled for October 7 at 6:00 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:05 pm, the Task Force unanimously agreed to adjourn the meeting.

Mandie Cantlin
Recording Secretary