

## **East Bradford Township Comprehensive Plan Task Force Meeting Minutes March 2, 2016**

The March meeting of the East Bradford Township Comprehensive Plan Task Force was held on March 2, 2016 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  
Tony Biacchi  
Ken Cavanaugh  
Sheila Fleming  
Harry Hatzipavlidis  
Andrew Schaum  
John Spangler

**Task Force members absent:**

Tom Egan, Vice Chair, Board of Supervisors  
John Snook, Member, Board of Supervisors  
Scott Bohn  
Kathryn Deaville  
John Johnson  
Fred Rothman  
Jo Anne Yarnall

**Staff/Professionals present:**

Jennifer Leister Reitz, Thomas Comitta Associates  
Dianne Herrin, Practical Energy Solutions  
Michael Lynch, Township Manager  
Mandie Cantlin, Assistant Township Manager

**Staff/Professionals absent:**

Thomas Comitta, Thomas Comitta Associates  
Natasha Manbeck, McMahan Associates, Inc.  
Jeannine Speirs, Chester County Planning Commission

**Others in attendance:**

Kirk Pavoni, Brookworth Partners

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

**PUBLIC COMMENT:** None

**MINUTES:** The Task Force unanimously agreed to approve the minutes from February 3, 2016.

**BUSINESS:**

1. Future Land Use Vision

- a. Future Land Use Map – After discussion, the group agreed that the JCL Sterling and Signer holdings should remain on the Future Land Use Map as open space and that the largest Tigie property should be medium density. Mr. Pompo added that the Township remains open to listening to anyone interested in pursuing land preservation efforts. The Strode's Mill historic village should be expanded east to include the Tigie property at the corner of Tigie Road and Rt 52.
- b. Brookworth Plaza and Daily Local News Areas – There was discussion about the design criteria and area/bulk regulations for the mixed use treatment that is envisioned for the Brookworth Plaza and Daily

Local News areas. The group agreed that it was reasonable to increase the building height from 35 feet to four stories (e.g. 42 feet). The group talked about density limitations, but Ms. Reitz pointed out that other factors (e.g. building height, building coverage, setbacks, parking, building orientation) are going to drive the appearance more than density. The maximum density in the Township currently is 3.5 units per acre; the group discussed a range of 4-8 units per acre for mixed use. The Task Force is open to a variety of residential types within the mixed use. Appearance from the street is an important consideration and TCA will propose a setback range in the Plan. Stormwater management is another important factor. TCA plans to illustrate various design elements in the Comprehensive Plan in an effort to guide the regulations that come later. With regards to the Brookworth site, Mr. Pompo and others felt that any redevelopment should not increase the impervious coverage. Mr. Bedwell commented that he preferred concealed parking.

2. Energy Conservation – The Task Force discussed environmental impact assessments and concluded that they are not always useful – applicants often concluded that there is “no impact.” Mr. Pompo suggested that Ms. Herrin give consideration to the PA Environmental Rights Act – particularly how the Act might provide a basis for the Township to take action in certain circumstances. Since East Bradford is predominantly residential, energy incentives and restrictions targeted at residential use will have more impact than commercial. Ms. Herrin will examine the cost differential between residential and commercial ENERGY STAR improvements. She will also develop a matrix to illustrate a range of positions the Township could take on a variety of issues – from passive to aggressive. Dr. Biacchi asked her to speak to solar panels – specifically concerns raised by fire fighters with regards to panels on roofs. Mr. Hatzipavlidis suggested she emphasize the quantitative benefits of the Township open space program.
3. Miscellaneous
  - a. Bradford Avenue Pedestrian Connection Concept Plan – The group did not have any further comments on the Plan. Mr. Spangler feels that a working group comprised of individuals from both municipalities is needed to advance the vision.
  - b. Brookworth Plaza – Mr. Pavoni reported that there are several options under consideration for the Acme site. Brookworth Plaza views the mixed use treatment as positive, but they also are exploring commercial opportunities. Timing is critical; Mr. Pavoni would like to see the comprehensive plan and ordinance revision efforts move swiftly.

**PUBLIC COMMENT:** None

**NEXT STEPS:** Ms. Reitz is planning to distribute a final draft by March 17. The next meeting of the Comprehensive Plan Task Force is scheduled for March 30, 2016 at 6:00 pm. The Task Force will review the final draft on March 30 and provide comment so that the final plan can be presented to the Planning Commission in April.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:00 pm, the Task Force unanimously agreed to adjourn the meeting.

Mandie Cantlin  
Recording Secretary