

## **East Bradford Township Planning Commission Regular Meeting Minutes January 3, 2012**

The January regular meeting of the East Bradford Township Planning Commission was held on January 3, 2012 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

**Board/Committee members present:**

Anthony (Tony) Biacchi, Chair  
Robert Korbonits, Vice Chair  
Cindy Bush  
Kathryn Deaville  
Chuck Johnson  
Bill Tritle

**Board/Committee members absent:**

Alan Pomeroy

**Staff/Professionals present:**

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager

**Staff/Professionals absent:**

Mark Lucas, PE, Township Engineer  
Brenden Beaumont, Zoning Officer  
John Mezzanotte, PC Special Council  
Planning Commission Solicitor

Others in attendance: approximately 7 guests were in attendance

**CALL TO ORDER:** The meeting was called to order at 7:36 P.M. by Chair Biacchi.

**PUBLIC COMMENT:** None.

**MINUTES:** Mr. Tritle made a motion to approve the minutes from November 1, 2011. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #607; East Bradford Elementary School – The time clock for this application will expire on January 26, 2012. The applicant submitted a request or a 90-day time extension. Mr. Tritle made a motion to recommend a 90-day extension to the Board of Supervisors (BOS). Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new time-clock will expire on April 25, 2012.
- b. SD #610; West Chester University (WCU) Campus Development Plan – The applicant, West Chester University, was represented by: Mark Mixner, Vice President for Administration and Finance for WCU; Dee Giardina, Executive Director of Facilities Design and Construction for WCU; Richard Przywara, Executive Director of the West Chester University Foundation; Mary Ann Rossi, Esquire; Robert Plucienik, P.E., P.L.S.; John Cluver, AIA, LEED AP; and David LaPenta, R.A.

The applicant was last before the Commission in July and was before the BOS in October. There were subsequent meetings with the staff and consultants. Revised plans were prepared and submitted in response to these meetings.

The applicant and PC were in receipt of reviews from:

Mark Lucas (December 19, 2011)  
Lisa Thomas (December 19, 2011)  
Jeff Keller (December 21, 2011)

Ms. Rossi and Mr. Plucienik reviewed progress made on the outstanding issues:

Open space swap – As part of this application, the applicant agreed to designate the property located at the southwest corner of New Street and Tigie Road to meet the open space requirement. With this addition, the applicant believes they have more than adequate open space to serve the existing and proposed development, as well as any future development in “phase III”, which is located north of the phase I housing. Mr. Przywara clarified that the WCU Foundation has no plans for further housing development on south campus. In addition to providing the open space, the applicant will prepare a management plan for the property. The only remaining issue is that the Code does not allow non-contiguous open space (i.e. across a public road). The applicant is working with Township Engineer Lucas to amend the Code accordingly.

Vegetation removal and reforestation – To compensate for the proposed vegetation removal, the applicant is proposing to provide reforestation along the phase II western property line. The applicant is seeking ordinance language from Dr. Keller that will strike a balance between vegetation preservation, invasive plant removal, and reforestation. A reforestation plan will be provided in accordance with the amended ordinance language during the land development process.

Historic resource protection – The applicant is proposing a 54-foot buffer between the McCoy House and the development area. The Supervisors were amendable to this buffer, but asked for input from the Historical Commission (HC). The HC has not yet provided comment.

Recreation – The applicant is proposing a natural surface public trail that would extend from the northern boundary of the PU District (access drive from New Street) and proceed southwest around the campus housing, across Tigie Road to the open space south of Tigie Road, and back to the intersection of New Street and Tigie Road. The University will own and maintain the public trail; the applicant does not intend to make a continuing offer of dedication of this land – or the trail area – to the Township. In his December 19, 2011 letter, Mr. Lucas opines that neither the open space south of Tigie Road nor the trail corridor can be credited toward *both* open space and recreational requirements. Ms. Rossi disagrees and will provide a response. This issue will need to be resolved before the applicant proceeds to land development. Another issue requiring further consideration is the walking trail south of Tigie Road. In an effort to avoid wetlands, the trail directs a user to the Tigie Road right-of-way to avoid a wet area. Several consultants recommended that the applicant investigate a pedestrian bridge to enable crossing of the waterway. The applicant is looking into a bridge, but they are concerned that significant permitting might be required given the sensitive environment (e.g. wetlands, bog turtle habitat). If the applicant learns that permitting for the bridge is arduous, they likely will seek a conditional land development approval that would enable them to proceed with the construction of the housing while they work through the bridge permitting.

Sidewalk – Per the direction of the BOS, the applicant is proposing the natural public trail and an internal sidewalk adjacent to New Street to meet the sidewalk requirements.

Parking and circulation – Mr. Lucas is working on ordinance language to address issues relating to parking space size, parking ratio, and interior circulation.

Mr. Korbonits made a motion to recommend approval of the WCU Campus Development Plan so that the applicant can proceed to land development, subject to resolution of the following issues:

1. Ordinance amendments to address the non-contiguous open space, vegetation removal and reforestation, parking, and circulation
2. Whether or not the public trail and open space south of Tigie Road can be counted towards both open space and recreational requirements
3. Consideration of a pedestrian bridge that would enable the crossing of the wet area within the open space south of Tigie Road

Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

#### **NEW BUSINESS:**

- a. Guthrie ASA Request – On October 31, 2011, the Township received a request from the Guthrie family (Nicole Guthrie, Doreen Garland, Dana Guthrie, Denise R. Daly, and Billy Rae Guthrie) to modify the East Bradford Agricultural Security Area (ASA). The family is requesting that their property (parcels 51-3-5 and 51-3-6) be added into East Bradford’s ASA. In response to this request, East Bradford Township posted notices

summarizing the request around the Township and advertised the request in the Daily Local News. No responses or modifications were received. The County Planning Commission reviewed the request and indicated that the addition is consistent with the evaluation criteria set forth in the ASA Law (Act 43). Similarly, Ms. Cantlin reported that she reviewed the Guthrie parcels against the same criteria and found that the addition is consistent. In December, the Township ASA Advisory Committee recommended adding the Guthrie property to the Township's ASA.

Ms. Cantlin explained that there is an ongoing conflict between the Guthrie family and neighboring property owners. The Guthrie's are in the process of constructing an indoor riding ring and the neighbors contend that the roof of the arena is generating glare. This issue is scheduled for a hearing before the Zoning Hearing Board. While the nuisance claim is independent of the ASA request, the neighbors have expressed concern that the ASA might afford the Guthrie farm protection from this type of claim. Respecting the neighbors' concerns, the Guthrie family has requested a 60-day extension for the ASA hearing. So, even though the hearing has been advertised for January 10, the Supervisors intend to continue the hearing until March to afford the neighbors time to settle the dispute.

Mr. Korbonits made a motion to recommend adding the Guthrie property to the Township's ASA. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.

**MISCELLANEOUS BUSINESS:**

- a. SD #617; Fire Company – The Supervisors met with the Fire Company during their regular meeting in December to work through some outstanding issues. At that time, the applicant announced that they were seeking prompt plan approval to enable the issuance of a building permit prior to the end of the year to avoid a 10% increase of the construction loan. To accommodate this timing, the Supervisors held a special meeting on December 28, 2011 and approved the plan subject to a number of conditions. As part of the land development, the applicant agreed to provide a public trail easement through the southern portion of the property and to install sidewalk along Bradford Avenue. The applicant agreed to install sidewalk along Miner Street at such time as the adjoining property installs sidewalks.
- b. Accessory Structures – Dr. Biacchi asked if accessory structures have a height limitation. Ms. Cantlin will find out.
- c. Organization – Dr. Biacchi announced that Chuck Johnson's term on the PC expired and that he did not seek reappointment. Dr. Biacchi and the Commission thanked Chuck for his contribution to the PC and WCRPC. The Supervisors appointed Don Lynn to serve on the Commission. The PC will organize next month.

**PUBLIC COMMENT:** None.

**NEXT MEETING:** The next work session of the Planning Commission is scheduled for January 24, 2012 at 7:30.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:45 pm, the Commission unanimously adjourned the meeting.

Mandie Cantlin  
Planning Commission Secretary