

## **East Bradford Township Planning Commission Regular Meeting Minutes March 6, 2012**

The March regular meeting of the East Bradford Township Planning Commission was held on March 6, 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  
Kathryn Deaville  
Don Lynn  
Alan Pomeroy  
Bill Tritle

**Board/Committee members absent: None**

Cindy Bush

**Staff/Professionals present:**

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager  
Mark Lucas, PE, Township Engineer

**Staff/Professionals absent:**

Brenden Beaumont, Zoning Officer  
PC Special Council  
Planning Commission Solicitor

Others in attendance: Approximately 11 guests (including applicants) were in attendance

**CALL TO ORDER:** The meeting was called to order at 7:40 P.M. by Chair Biacchi.

**ANNOUNCEMENT:** Ms. Cantlin announced that West Chester University would not be presenting this evening. WCU had distributed notices to neighboring property owners indicating that the preliminary plan would be presented to the PC this evening. Ms. Cantlin explained that the Township cannot accept the preliminary plan application until the Campus Development Plan (CDP) is approved by the Supervisors. The University will send out new notifications to neighbors once the CDP is approved and the preliminary plan is accepted. Several interested neighbors reviewed the draft CDP.

**PUBLIC COMMENT:** None.

**MINUTES:** Mr. Pomeroy made a motion to approve the minutes from February 7, 2012 and February 28, 2012 as presented. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #606; Ciccarone – The applicant, Thomas Ciccarone, Jr, was present and represented by Dave Gibbons, Denny Howell, and Greg Richardson. The applicant was last before the Commission in April 2011.

The Planning Commission was in receipt of a sketch plan for discussion purposes. The sketch plan reduces the number of lots from seven to five. One of the goals in reducing the number of lots was to reduce the relief required to construct the proposed roadway. However, the applicant found that no amount of density reduction would alter the relief required. Seven of the nine waivers under consideration relate to the geometry of the roadway (the other two concern slopes and cut/fill) and that did not change by removing two lots.

The applicant prepared and presented a plan showing a compliant roadway (in terms of geometry). However, this design would warrant significant relief from environmental regulations (e.g. filling the floodplain, riparian disturbance) and would not likely be accepted by other permitting agencies (e.g. DEP, ACOE) since an alternative with less environmental impact is a possibility. Mr. Gibbons estimates that approximately one acre of sensitive habitat would be disturbed during the construction of the geometrically compliant roadway.

There was discussion about various options and the advantages and challenges associated with each.

Mr. Richardson, a traffic engineer with TPD, opined that the geometry of the proposed roadway would have a natural traffic calming impact, essentially forcing people to drive less than 25 MPH. Pull off areas on either side of the bridge and yield / one-lane signage would help drivers navigate the narrow bridge.

One of the Commission's primary concerns is the structural stability of the bridge. They want assurance that the bridge is sound enough for fire and emergency vehicles. Mr. Ciccarone reported that fire trucks and ambulances have crossed the bridge and navigated the driveway in the past. The Commission suggested that the applicant obtain a structural analysis of the bridge now because the results could impact layout.

In the interim, the staff will update the Supervisors and see if they have any input. Mark will review the relief from the Code sought by the applicant to determine if there is any further relief necessary and if the extent of the relief can be reduced by requesting relief from other related Code sections.

**NEW BUSINESS:** None

**MISCELLANEOUS BUSINESS:**

- a. SD #607; East Bradford Elementary – No update
- b. Bylaws – The PC generally reviews their bylaws every two years or so. They last reviewed them in the winter/spring of 2010. Ms. Cantlin will distribute the bylaws for the PC's review. Last month, Mr. Tritle mentioned that some bylaws require PC members to obtain training periodically or – at the least – when they first join the Commission. The PC might consider this addition to the bylaws.

**PUBLIC COMMENT:** None.

**NEXT MEETING:** The next work session of the Planning Commission is scheduled for March 27, 2012 at 7:30.

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

Mandie Cantlin  
Planning Commission Secretary