

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

The April regular meeting of the East Bradford Township Planning Commission was held on April 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  
Don Lynn  
Alan Pomeroy

**Board/Committee members absent:**

Bill Tritle

**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 12 guests (including applicants) were in attendance.

**CALL TO ORDER:** The meeting was called to order at 7:35 pm by Chair Biacchi.

**PUBLIC COMMENT:** None.

**MINUTES:** Mr. Korbonits made a motion to approve the minutes from March 6, 2012 and March 27, 2012 as presented. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #610; West Chester University Preliminary Plan – The applicant, University Student Housing (USH), was present and represented by: 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 Commission was in receipt of the preliminary land development application for West Chester University. This application is based on the recently approved Campus Development Plan. The applicant and PC were in receipt of reviews from Gilmore & Associates (traffic) (March 30, 2012), Stubbe Consulting (lighting) (March 26, 2012), Habitat by Design (environmental) (March 27, 2012), and the West Chester Fire Department (March 20, 2012).

The applicant reviewed the approved campus development plan and progress made since USH was before the Commission in January. The open space allotment has been finalized. The applicant is providing the ~19 acres on the south side of Tigue Road to the restricted open space allotment. With this addition, the applicant is confident that they have ample open space to serve the proposed housing as well as the future development potential of the PU District (the trail area will have to be deducted before the open space calculation can be finalized). The proposed trail will require two stream crossings. The Supervisors will allow the applicant to design the crossings and obtain any required permits at a later date; permit approval will not delay Township action on the housing application. The proposed 54-foot buffer from the McCoy House is adequate and the West Chester Fire Department concerns and comments have been addressed.

Lighting – The applicant reviewed the lighting comments provided by Stubbe Consulting. The applicant will seek BOS approval to keep the lights on overnight for safety purposes. This is consistent with the current practice. The applicant will comply with all other comments contained in the Stubbe review.

Richard Borkowski, 848 South New Street, asked about West Goshen lighting regulations; he believes the applicant is in violation of West Goshen ordinances. Ms. Giardina responded to his comment and provided clarification about West Goshen's regulations.

Bea Duffy, 945 Tigue Road, asked about the height of the lighting. Mr. Cluver replied that lighting height will vary (poll mounted, building mounted), but described the proposed lighting as being residential grade.

Environmental – The applicant reviewed the Habitat by Design comments. The applicant will be adhering to the landscaping specifications in the Township Code as opposed to the suggestions contained in Dr. Keller's review. However, the applicant agreed to implement Dr. Keller's recommendations where they are consistent with the code. The applicant may schedule a meeting with Ms. Thomas, Dr. Keller, and Township staff to resolve the landscaping details.

Traffic – The applicant reviewed Gilmore's traffic review. The applicant may seek several waivers relative to traffic, including sidewalk width and auxiliary turning lanes. Once the applicant knows the extent of relief desired, Ms. Rossi will prepare a list of the waivers sought along with justification. Mr. Lucas does not believe the applicant will need a waiver from the street offset requirements because he does not think the interior drive isles qualify as streets in the subdivision code. Mr. Cluver noted that ADA compliant routes will be provided between all parking areas and buildings. However, not *all* sidewalks will be ADA-compliant. This is consistent with the accessibility regulations. Mr. Lucas confirmed that the applicant's proposal is consistent with the intent of the Code as well even though the Code indicates that *all* sidewalks must be ADA-compliant. The applicant questioned some of the citations in Gilmore's letter – vocational / trade school parking requirements, traffic impact study. The applicant will review, demonstrate, and/or comply with the remaining comments in Gilmore's letter.

Bob Tigue, 945 Tigue Road, is concerned about the speed of traffic on Tigue Road. The Tigue farm is more active these days and he worries about the safety of those working the farm and those driving. He asked if the volume would increase as a result of the housing expansion. Mr. Przywara responded that most students would be using the bus service or driving towards north campus. The applicant does not anticipate much impact to Tigue Road. Mr. Tigue also is concerned about trash. The PC suggested that one of the service fraternities might be able to assist with trash removal.

Bea Duffy also noted speed and volume concerns. She expressed concerned about the safety of the proposed trail crossing. The applicant shared the roadway improvements envisioned to accommodate the trail.

Bob Tigue asked about the separation distance between the western property line and the location of the proposed walking trail. Mr. Tigue suggested that a minimum of a 15- to 25-foot separation buffer would be desired – maybe more. The applicant sees no problem with this distance and indicated that the buffer distance likely will be even greater.

There was general discussion amongst the applicant, PC, and residents about the land development process, notice of meetings, construction timing, and more. The applicant clarified that no further south campus construction is planned or proposed at this time. USH will be focusing on construction activities on north campus.

Ms. Deaville made a motion to accept the plan and begin the 90-day time clock. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously. The time clock will expire on July 2, 2012.

- b. Misc. Ordinance Amendments (WCU) – The applicant reviewed the proposed ordinance amendments. Ms. Rossi noted that the first amendment concerning building height will be removed since; the Township addressed this issue with an ordinance amendment last year. The applicant and PC were in receipt of review comments from Ross Unruh, Esquire. The applicant has no issues with Mr. Unruh's comments and will make the suggested revisions. Mr. Lucas noted that the reference to section 115-58.A should be changed to 115-58.B(1)(b).

**NEW BUSINESS:**

- a. SD #618; Meade Conditional Use – The Commission was in receipt of a conditional use application for a home-based baking business. The homeowner's name is Jenna Meade and the location is 869 Chandlee Drive. Ms. Deavile made a motion to recommend that the conditional use be granted, noting that the PC did not want to be a party to the application and that the PC had no recommended conditions. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously.

**MISCELLANEOUS BUSINESS:**

- a. PC Bylaw review – Ms. Cantlin will prepare the amendments suggested for review and approval at the next meeting.

**PUBLIC COMMENT:** None.

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

**ADJOURNMENT / CONTINUANCE:** At approximately 9:00 pm, the Commission unanimously adjourned the meeting.

Mandie Cantlin  
Planning Commission Secretary