

East Bradford Township Planning Commission Regular Meeting Minutes May 1, 2012

The May regular meeting of the East Bradford Township Planning Commission was held on May 1, 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:

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 7 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. Pomeroy made a motion to approve the minutes from April 3, 2012 as presented. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #606; Ciccarone Preliminary Plan – The time clock for the application will expire on May 29, 2012. The Township is in receipt of a 90-day time extension request. Mr. Tritle recommended that the Supervisors approve the extension request. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the next time clock will expire on August 27, 2012.
- b. 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. The applicant and PC were in receipt of reviews from Mark Lucas, PE (April 27, 2012) and the Historical Commission (April 30, 2012). (They received the following reviews last month: Gilmore & Associates (traffic) (March 30, 2012), Stubbe Consulting (lighting) (March 26, 2012), Habitat by Design (environmental) (March 27, 2012), Glackin Thomas (March 28, 2012), and the West Chester Fire Department (March 20, 2012).)

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.

Sidewalks – The applicant intends to seek a waiver for reduced sidewalk / walkway widths (4') for: 1) the walkway connecting to the new sidewalk system to the existing pathway that leads to Sturzbecker and 2) the gravel pathway along New Street.

Historic – The applicant acknowledged receipt of the HC's April 30 recommendation and there was discussion about the University's use of historic buildings. A 100-foot setback is not required and the applicant does not intend to adjust the site layout.

Engineering – There was discussion about the use of a raised crosswalk across Campus Drive; the slope may be too steep to accommodate a raised crosswalk. The most significant outstanding item is stormwater management. The original SWM location did not perc. The applicant is redesigning and relocating the stormwater facilities. The new design will be submitted to Mr. Lucas for review.

In order to have the new dorms open for the 2013-2014 school year, the applicant would have to receive final approval this July so that construction could begin in August 2012 (one-year build). The Planning Commission felt there were too many outstanding issues to make a recommendation at this meeting. They offered to consider the application during their work session on May 22 and encouraged the applicant to address the outstanding issues and submit clean plan as quickly as possible.

- c. Misc. Ordinance Amendments (WCU) – The applicant reviewed the updated proposed ordinance amendments. The PC noted several minor changes and typos. The PC had no further comments and recommended that the applicant submit the proposed amendments to the Supervisors for consideration and possible advertisement.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- a. PC Bylaw review – Mr. Tritle made motion to approve the amended bylaws. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously.
- b. WCU Facilities Update May 17 – Dr. Biacchi plans to attend the University's briefing on May 17.

PUBLIC COMMENT: None.

NEXT MEETING: The next work session of the Planning Commission is scheduled for May 22, 2012 at 7:30.

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

Mandie Cantlin
Planning Commission Secretary