

East Bradford Township Planning Commission Regular Meeting Minutes June 5, 2012

The June regular meeting of the East Bradford Township Planning Commission was held on June 5, 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

Board/Committee members absent:

Don Lynn
Alan Pomeroy
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 6 guests (including applicants) joined the meeting at 8:00 PM.

CALL TO ORDER: The meeting was called to order at 7:30 pm by Chair Biacchi.

PUBLIC COMMENT: None.

MINUTES: Mr. Korbonits made a motion to approve the minutes from May 1, 2012 as presented. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #610; West Chester University Preliminary/Final Plan – The Commission was in receipt of preliminary/final land development plans for West Chester University dated May 14, 2012 (subsequent submittal was dated May 22, 2012). The PC reviewed the comments in the following review letters:
 1. Mark Lucas, PE (June 1, 2012) – Several comments remain. The most notable outstanding issue is stormwater management. Mr. Lucas has not yet reviewed the most recent revision of the stormwater design and will not be able to give the revision his attention until next week. Mr. Lucas's review states that only a few adjustments and omissions are needed to achieve Code compliance.
 2. Gilmore & Associates (traffic) (May 25, 2012) – Several comments remain. The applicant submitted a response letter dated June 4, 2012 indicating that:
 - Comments 1 and 12 will be address via the proposed ordinance amendment (discussed below).
 - Comments 9, 10, and 15 are no longer applicable.
 - Comment 16 will be resolved by action of the Supervisors (discussed below).
 - All other comments will be addressed with the next plan submission.
 3. Glackin Thomas (May 21, 2012) – Comment 15 will be addressed/resolved via the Supervisors. Several comments remain.

4. Stubbe Consulting (lighting) (May 21, 2012) – The applicant submitted a letter dated June 1, 2012 seeking a recommendation from the Supervisors on comment 1. Comments 2-6 remain unresolved.
5. Carroll Engineering (sanitary) (May 31, 2012) – Several comments remain. The applicant submitted a response letter dated June 4, 2012 indicating that all comments contained in Carroll's letter would be addressed with the next plan submission.

The following reviews/comments were reviewed and addressed previously:

1. Chester County Planning Commission (April 6, 2012)
2. Environmental (March 27, 2012)
3. West Chester Fire Department (March 20, 2012)
4. EBT Historical Commission (April 30, 2012 / May 1, 2012)
5. EBT Environmental Advisory Council (May 21, 2012)
6. EBT Parks & Recreation Board (No comment)
7. Zoning Officer (No comment)

The applicant is seeking the following relief/modification:

- The applicant seeks a waiver from Section 95-13 to secure approval of the preliminary plan such that the pending plan can be approved as a preliminary/final plan. In the applicant's May 8, 2012 letter, Ms. Rossi provides the following basis for this request: The hardship derives from the unique nature of a student housing project. Student housing must be complete by August and requires at least 11 months to complete. Unless construction can commence in July 2012, occupancy cannot occur in August of 2013. Ms. Rossi indicates that all substantive requirements of the Township ordinances will be met.
- The applicant seeks a waiver from Section 95-24.B of the Code to permit sidewalks to be less than 6 feet in width and to permit a walkway to be non-concrete. In the applicant's May 8, 2012 letter, Ms. Rossi provides the following basis for this request: The sidewalks in the prior phase of housing are 5 feet in width. While the PU District is institutional in nature, it is residential in scale. Ms. Rossi states that there have been no operational or maintenance issues with the existing 5-foot sidewalks. A waiver from the width will maintain consistency within the housing complex.

In two locations, the applicant seeks to have asphalt walkways instead of concrete and seeks these and seeks one of them at 4-feet in width. In both cases, asphalt is sought to match existing materials. Ms. Rossi states that the narrower segment will be much less used than the other walkways in the project. Ms. Rossi states that the waiver is not adverse to the public interest and permits continuation of acceptable current conditions.

The applicant is seeking discretionary approval from the Supervisors where the Zoning Ordinance vests such discretion:

- Section 115-57.C(3)(c) / 115-57.C(3)(f) – The applicant will seek BOS approval to keep the lights on overnight for safety purposes. This is consistent with the current practice.
- Section 115-129 – The applicant argues that the buffer provided between the development and the McCoy House is adequate for the protection of the resource.
- Section 115-148.G – The Code requires a parking ratio of 1 parking space per student. The applicant will seek BOS approval to provide 0.80 parking spaces per student. (Phase I has a ratio of 0.76 spaces/student and the prior portion of phase II has a ratio of 0.65 spaces/student.)

The applicant, University Student Housing (USH), joined the meeting at 8:00 PM. The applicant 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.

Mr. Korbonits made a motion to:

1. Support the applicant's request for a waiver from Section 95.13 to secure preliminary/final plan approval on the basis that all substantive requirements of the Township ordinances will be met. Preliminarily/final approval will enable the applicant to complete the housing construction in time for the 2013 school year.
2. Support the applicant's request for a waiver from Section 95.24.B to permit sidewalks to be less than 6' wide on the basis that sidewalks in the prior phase of housing are 5 feet in width and because no operational or maintenance issues with the existing 5-foot sidewalks.
3. Support the applicant's request for a waiver from Section 95.24.B to permit certain sidewalks to be asphalt instead of concrete to match existing materials.
4. Support the applicant's request for BOS discretion to allow lighting to remain on all night in accordance with Sections 115-57.C(3)(c) / 115-57.C(3)(f) of the Code to keep the lights on overnight for safety purposes.
5. Support the applicant's request for BOS discretion to approve the buffer provided between the development and the McCoy House in accordance with Section 115-129 of the Code on the basis that the buffer provided between the development and the McCoy House is adequate for the protection of the resource.
6. Support the applicant's request for BOS discretion to provide 0.80 spaces per student in accordance with Section 115-148.G of the Code on the basis that this ratio will provide more parking than the last phase but will still incentivize the bus transportation system.

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

The Commission feels there are too many outstanding comments and issues to make a recommendation this evening, but offered to take action on a revised submission during their June 26 works session provided the Township is in receipt of relatively clean reviews from the professionals.

- b. SD #610; West Chester University Preliminary/Final Plan – The time clock for the application will expire on July 2, 2012. During the meeting the applicant requested a time extension through July 11, 2012. Ms. Deaville recommended that the Supervisors grant a time extension through July 11, 2012. Ms. Bush seconded the motion. There was no discussion and the motion passed unanimously.
- c. Misc. Ordinance Amendments (WCU) – The applicant reviewed the updated proposed ordinance amendments. The ordinance is scheduled for a hearing on June 12, 2012. Mr. Korbonits recommended adoption of the ordinance. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- a. PC Membership – Mr. Pomeroy recently informed the Township that he and his wife will be moving; their house is on the market. He will continue to serve on the Planning Commission until the house sells or until the end of the year – whichever occurs first. The Supervisors will be discussing the pending vacancy on Thursday.
- b. TrailBlazer Run – Ms. Cantlin distributed a flyer about the upcoming TrailBlazer Run on June 14. Proceeds from the race will help support the construction of the next phase of the Brandywine Trail. There will be a 5k run on the paved trail, a 5-mile trail run through the Harmony Hill Nature Area, and a 3k walk on the paved trail. Day-of registration begins at 5:30 PM at the Paradise Farm Camps. Krapf Buses are providing shuttle transportation to and from the race site. The races start at 7:00 PM. Victory Brewing and Paradise Farm Camps are hosting a post-race party at the camp.
- c. Chester County 2020 Course – Dr. Biacchi reported that he is attending one of the CC2020 planning courses and will share information at a future meeting.

PUBLIC COMMENT: None.

NEXT MEETING: The next work session of the Planning Commission is scheduled for June 26, 2012 at 7:30.

ADJOURNMENT / CONTINUANCE: At approximately 8:25 pm, the Commission unanimously adjourned the meeting.

Mandie Cantlin
Planning Commission Secretary