

## **East Bradford Township Planning Commission Regular Meeting Minutes September 4, 2012**

The September regular meeting of the East Bradford Township Planning Commission (PC) was held on September 4, 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  
Bill Tritle

**Board/Committee members absent:**

Cindy Bush  
Alan Pomeroy

**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 three guests (including applicants) were present

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

**PUBLIC COMMENT:** None.

**MINUTES:** Mr. Lynn made a motion to approve the minutes from July 24, 2012 as presented. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- a. SD #620; Strode Sketch Plan – The applicant, Anne Strode (c/o Marshall Strode), was represented by Marshall Strode and Ray Ott. The Planning Commission was in receipt of a sketch plan application that proposes to subdivide Ms. Strode's 9.4 acre property located at 1118 Lenape Road into two lots. Ms. Strode's last will and testament proposes to give the southern portion of the track (proposed lot 2) to Marshall Strode and the northern portion (lot 1) to her other son, Marshall's brother. Ms. Strode is in an assisted living facility and the family's estate attorney advised the family to remove the land from Ms. Strode's estate this year, if possible.

The subject property is somewhat complex:

- There are two zoning districts that bisect the property along the Plum Run – the C-3 district regulates the portion of the lot that is north of the creek and the R-2 district regulates the southern portion.
- The northern portion of the lot is located within the Strode's Mill Historic District; the southern portion is not.
- The existing house on the northern portion of the lot is a class I historic resource (HR #154).
- The property is identified on the Official Map as "land proposed for future conservation easement" and a future trail is envisioned along Lenape Road.

The applicant is proposing to use the Plum Run as the boundary line between the proposed lots (which mirrors the R-2/C-3 zoning district boundary as well and the Historic District boundary). The Commission asked Mr. Lucas what happens when the stream diverts. Mr. Lucas suggested that the applicant reference the zoning district boundary description in the lot description.

The northern portion of the property (proposed lot 1) is residential (non-confirming in a commercial district). The site is surrounded by residential and commercial uses, as well as open space (both HOA- and Township-owned). The applicant is not proposing a change to the current residential use of lot 1 and is evaluating the residential development potential of lot 2.

The site is bisected by the Plum Run. Therefore, floodplain, wetlands, and riparian habitat are present. The applicant has not yet applied the riparian buffer regulations to the plan. In addition, there are a few isolated areas of steep slopes.

The applicant will have to show that the lot can be serviced by sewer and water and will have to demonstrate that they can get access from Birmingham Road. Birmingham Road is a state road; a PennDOT HOP will be required to construct a new driveway to access lot 2.

The sketch plan has been distributed to other advisory boards and commissions (ABCs) for review/comment. Ms. Cantlin will forward ABC comments to the applicant as she receives them. The applicant currently is working on an engineered plan, which will be able to be reviewed by Mr. Lucas and Mr. Beaumont.

There was public comment from Andrew Schaum (636 S Birmingham Road) who neighbors the subject property. Mr. Schaum talked about the environmental sensitivity of the Strode's property and emphasized that the property is identified on the Official Map for conservation. He urged all parties to consider the conservation potential of the property. Mr. Strode responded that he wants to understand the property's development potential. He also indicated that the development of the proposed residential lot may be further complicated by the existing upslope stormwater basin discharge.

**MISCELLANEOUS BUSINESS:**

- a. PC Membership – The Commission identified one or two candidates that are of interested to them. Ms. Cantlin will share the PC's thoughts with the Supervisors and find out whether the Supervisors want the Commission to interview candidates.
- b. 2013 Budget – The PC does not anticipate any notable or unusual costs in 2013.
- c. Creating an Implementable Comprehensive Plan Seminar – Mr. Tritle will attend the seminar on September 12 with Ms. Cantlin.
- d. Holiday Party – The Commission talked about hosting its own holiday dinner like it did last year. The tentative date is December 14 (2nd Friday) and they talked about going to Rodger's Bistro again.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next work session of the Planning Commission is scheduled for September 25, 2012 at 7:30.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:20 pm, the Commission unanimously adjourned the meeting.

Mandie Cantlin  
Planning Commission Secretary