East Bradford Township
Planning Commission
Regular Meeting Minutes
October 2, 2012

The October regular meeting of the East Bradford Township Planning Commission (PC) was held on October 2, 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
- Cindy Bush
- Kathryn Deaville
- Don Lynn
- Alan Pomeroy
- Bill Tritle

Board/Committee members absent:
- Robert Korbonits, Vice Chair

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 four 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: Ms. Deaville made a motion to approve the minutes from September 4, 2012 and September 25, 2012 as presented. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

a. SD #607 East Bradford Elementary School Preliminary / Final Plan – The applicant was present and represented by Kevin Campbell and Mark Groves from the West Chester Area School District, Anand Bhatt from Langan Engineering, and John Good, Esquire.

   The Commission was in receipt of revised plans (last revised June 22, 2012) and the applicant distributed a color rendering dated October 2012. The Commission reviewed the outstanding comments contained in the professional review letters.

   1. Mark Lucas, P.E. (October 2, 2012) – There are several minor outstanding items in the engineering review. There was discussion about the applicant's request for a modification from Section 95-31, which requires that all proposed utilities be located underground. The applicant is seeking relief on the basis that the overhead wires are existing, because the overhead distance is short, and because further underground installation would require a box to be located within the road bank. Currently, the wires extend from a pole along the street to another pole about 30 feet to the south and then go underground to the school. The Planning Commission was not opposed to this modification given that the wires are existing and the distance is short.

   2. Glackin Thomas (September 4, 2012) – There are three outstanding issues listed in Glackin's letter:

      – Section 115-45.1.F – The Code requires buffer plating in the areas affected by the proposed improvements. Buffer plantings have not been provided. During their meeting on November 8, 2011,

the Supervisors indicated that they could consider a waiver of this requirement pending the layout/design of the playing field and a determination as to whether such landscaping would be practical. The applicant will discuss this with the Supervisors.

- Section 115-45.1.G requires street trees at a rate of one tree per 50 feet along Frank Road and Downingtown Pike. The proposed plan does not show the required number or spacing along Frank Road and does not show any trees along Downingtown Pike. The applicant maintains that this section is not applicable to the project and will discuss the matter with the Supervisors.

- Section 115-45.1.J requires plantings around the stowmwater management basins. The proposed plan does not include landscaping around basins #1 and #2. The applicant maintains that this section is not applicable to the project and will discuss the matter with the Supervisors.

Dr. Biacchi asked if the applicant would put some funds ($1,000) in escrow that could be used for buffer planting if, after the construction of the project, the Township feels additional plantings are warranted. The applicant would be amenable to this condition.

3. Gilmore & Associates (September 25, 2012) – Three comments remain unresolved:

   - Section 115-3.F – It is the opinion of the traffic engineering that the traffic analysis provided within the study is not adequate and that manual turning movement traffic counts should be submitted.

   - Section 95-14.J(5) – The applicant is proposing to provide signage in lieu of an additional school zone speed limit flashing device. Gilmore defers to the Supervisors as to whether signage is adequate.

   - Section 95-24 – Gilmore comments that a portion of the proposed walkway is not ADA compliant.

The following reviews/comments previously were reviewed and addressed:

1. Chester County Planning Commission (November 12, 2010)
2. Chester County Health Department (September 20, 2012)
3. Zoning Officer (June 21, 2011)
4. Lighting (October 15, 2010)
5. West Chester Fire Department (April 20, 2011)
6. Environmental Advisory Council (No comment)
7. EBT Historical Commission (No comment)
8. EBT Parks & Recreation Board (No comment)

The applicant is seeking the following relief/modification:

1. **95-8.A(2)(a)[3]** – The applicant seeks a waiver from preliminary plan on the basis that the size and nature of the project is small. This Code section exempts similar projects from preliminary plan requirements, with the exception that the size of the proposed project exceeds the 1,200 square foot threshold of additional gross floor area. Mr. Lucas does not oppose granting the waiver.

2. **95-24.A** – The applicant seeks a waiver from this section to construct an asphalt walkway/trail along the Frank Road frontage (the Code requires concrete). Mr. Lucas notes that the plans must be revised to clarify the waiver request. There was discussion about the trail location at the driveway. Mr. Tritle asked if the trial could be shifted towards the school so that walkers did not have to cross the driveway at its widest point, which is close to Frank Road. The applicant placed the trail in this location because of the slopes closer to the school are steeper.

3. **95-26.A(5)(c)[1]** – The applicant seeks a waiver from this section, which requires the stormwater management design to accommodate the maximum impervious coverage permitted by the Zoning Ordinance. The applicant is requesting the waiver on the basis that the site is a lawfully existing nonconformity and that the applicant is proposing two stormwater facilities in an effort to remediate current drainage issues that were associated with the original development of the site. Mr. Lucas does not oppose granting this waiver.

4. **95-26.A(10)(e)** – The applicant seeks a waiver from this section, which requires a 50-foot separation between stormwater basins and the property boundary. The applicant is requesting the waiver on the basis that the basins will discharge to a closed piping system either immediately or almost immediately. Mr. Lucas does not oppose granting this waiver.

5. **95-31** – The applicant seeks a waiver from this section, which requires that all proposed utilities be located underground on the basis that the overhead wires are existing and because the distance is short.

The applicant has requested a waiver from Sections 95-8.C(4) and 95-34.1, which require recreational open space or fee in lieu thereof. The School District had opined that they were exempt from this requirement; the Township Solicitor (alternate) disagreed. Per discussions with the Board of Supervisors (November 8, 2011), the applicant will provide an equivalent in meeting this requirement by allowing the use of a portion of its land for the construction of a soccer field.

Ms. Deaville made a motion to support modifications/waivers from the following Code sections: 95-8.A(2)(a)[3], 95-24.A, 95-26.A(5)(c)[1], 95-26.A(10)(e), and 95-31 as discussed above; and recommend approval of the preliminary/final land development application submitted by West Chester Area School District. The application consists of:

- Preliminary/Final Land Development Plans prepared by Langan Engineering, consisting of 13 sheets (December 10, 2010 / last revised June 22, 2012)
- School Bus Truck Turn Movement Exhibit (May 9, 2012)
- Fire Truck Turn Movement Exhibit (May 9, 2012)
- Trash Truck Turn Movement Exhibit (May 9, 2012)
- Erosion and Sediment Control Plan (May 9, 2012 / last revised June 22, 2012)
- Post-Construction Stormwater Management Report (October 12, 2010 / last revised June 22, 2012)

The recommendation was conditioned upon:

1. The applicant adequately addressing/resolving all outstanding professional review comments as discussed this evening, as well as any future commentary on revised submissions;

2. The applicant posting funds ($1,000) for discretionary landscaping;

3. The applicant finalizing the following documents to the satisfaction of the Township Solicitor and Township staff:

   - Road & Improvement Construction Agreement and financial security
   - Stormwater Management Agreement

Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously.

The time clock for the above application will expire on October 22, 2012. The applicant submitted a 90-day extension request. Ms. Deaville made a motion to grant a 90-day extension. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the Supervisors, the next time clock will expire on January 20, 2013.

b. SD #620; Strode Sketch Plan – The PC asked whether the applicant's goal to get the plan approved this year was realistic. The applicant has not yet submitted the preliminary/final land development application. Ms. Cantlin will notify the applicant about the November meeting date change (regular business will be conducted on October 23).

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

a. Stewardship Workshops – The Township is again working with Natural Lands Trust (NLT) to prepare stewardship plans for the Township's lands. Last year NLT prepared plans for Brandywine Farm/Sykes, Starr Farm, and Jane

Reed. This year (into 2013), NLT will prepare plans for the Ingram's Mill Nature Area and the Paradise Valley Nature Area.

The purpose of these stewardship plans is to provide recommendations as to how the Township can properly care for the land it owns. A stewardship plan contains several components:

1. Description of natural resources – the plan inventories and describes the natural resources that are present on the property.
2. Consideration of land use – the plan summarizes the historical use of the property and considers future usage opportunities.
3. Delineation of stewardship issues and opportunities – the plan identifies stewardship threats (e.g. invasive species, deer) and opportunities (e.g. meadow management, forest management, habitat education).
4. Recommendations and guidance – the plan provides stewardship recommendations and technical guidance on how to implement the recommendations.

The Township will hold two work sessions during which Advisory Boards and Committee (ABC) members can meet with NLT staff to discuss the future use of Ingram's Mill and Paradise Valley. How might each property be used in the future? What is the Township's vision for each property? The input received from the ABCs will be used to shape the stewardship recommendations. There are two opportunities to attend a work session: Thursday October 25th @ 1:00 pm and Tuesday November 13th @ 5:00 pm. Mr. Pomeroy said that he would try and attend the October 25 session.

b. Chair meeting – Dr. Biacchi announced that a meeting of the ABC chairs will take place on October 25. Vice Chair Korbonits will attend since Dr. Biacchi is out of town.

PUBLIC COMMENT: None

NEXT MEETING: The next work session meeting of the Planning Commission is scheduled for October 23, 2012. The November regular meeting is scheduled for November 6 – Election Day. In anticipation of a busy presidential election, the Commission decided to cancel their November meeting and conduct any business during their work session on October 23.

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

Mandie Cantlin
Planning Commission Secretary

DRAFT