

East Bradford Township Planning Commission Regular Meeting Minutes March 27, 2012

The March work session meeting of the East Bradford Township Planning Commission was held on March 27, 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
Alan Pomeroy
Bill Tritle

Board/Committee members absent:

Don Lynn

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: No guests were in attendance

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

PUBLIC COMMENT: None.

OLD BUSINESS:

- a. SD #607; East Bradford Elementary – The time clock for the application will expire on April 25, 2012. The applicant submitted a 90-day time extension request noting that they are working with the Township Engineer to coordinate sidewalk/trail efforts. There was discussion about the trail. The Township is challenged to make the trail ADA compliant near the intersection of Frank and Copeland School Roads. The PC generally felt that total ADA compliance was not a high priority. Mr. Pomeroy made a motion to recommend that the Supervisors grant a 90-day time extension. Mr. Tritle seconded the motion and Mr. Korbonits abstained. There was no further discussion and the motion passed with four in favor and one abstention. If granted by the Board, the new time clock will expire on July 24, 2012.

NEW BUSINESS:

- a. PC Bylaws – The Commission reviewed their bylaws, which were last reviewed in 2010. After discussion, the PC suggested that Section 7 be amended to require (as opposed to recommend) that new appointees attend at least one training (approved by the Township) within the first year of their appointment. Ms. Cantlin will provide amended language for the Commission's consideration.

BUSINESS for APRIL 3:

- a. SD #618; Meade Conditional Use – There was discussion about the distinction between no-impact home-based businesses and major home occupations. The Commission has no concerns and could think of no questions for the applicant. Ms. Cantlin will tell the applicant that she does not have to attend the PC's April meeting. The Commission plans to recommend approval to the Supervisors.
- b. SD #610; West Chester University – Mr. Pomeroy asked about the applicant's schedule; this question can be raised at the April 3 meeting. There was discussion about the recent correspondence between the applicant and

Fire Company. Mr. Lucas reports that no major pump station upgrades appear to be needed to accommodate the housing expansion.

- c. Misc. Ordinance Amendments (WCU) – Discussion / recommendation – The PC was okay with the proposed ordinance language.

MISCELLANEOUS BUSINESS:

- a. East Branch Brandywine Trail; Phase 3 – Several members offered donations for the trail construction.

PUBLIC COMMENT: None.

NEXT MEETING: The next regular meeting of the Planning Commission is scheduled for April 3, 2012 at 7:30.

ADJOURNMENT / CONTINUANCE: At approximately 8:30 pm, the Commission unanimously adjourned the meeting.

Mandie Cantlin
Planning Commission Secretary