

East Bradford Township Planning Commission Work Session Meeting Minutes June 26, 2012

The June work session meeting of the East Bradford Township Planning Commission was held on June 26, 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
Don Lynn
Alan Pomeroy

Board/Committee members absent:

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: four guests were in attendance (including applicants)

CALL TO ORDER: The meeting was called to order at 7:35 pm by Chair Biacchi.

PUBLIC COMMENT: None.

OLD BUSINESS:

- a. SD #610; West Chester University Preliminary/Final 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; and Robert Plucienik, P.E., P.L.S.

The Commission was in receipt of preliminary/final land development plans for West Chester University last revised June 14, 2012. The PC reviewed the comments in the following review letters:

1. Mark Lucas, PE (June 26, 2012) – The applicant agreed to comply with all comments contained in this review.
2. Gilmore & Associates (traffic) (June 26, 2012) – The applicant reviewed the new and/or outstanding comments:
 - Comment #5 – Mr. Kaufman notes that the Landscape Plan reflects canopy trees within the clear sight triangle. The applicant clarified that the tree shown in the sight triangle does not impact the sight distance. Although the canopy is within the sight triangle, it is above the line of sight. The tree trunk does not impede clear sight.
 - Comment #6 – Mr. Kaufman notes that the sight distance does not indicate a “measured” distance. The applicant confirmed that the sight distance was measured in the field.
 - Comment #7 – This comment concerns sight distance at the proposed intersection. Mr. Lucas and the applicant agreed that there are no sight distance problems in the area noted.

- Comment #9 – Mr. Kaufman notes that SuperPave is required for driveway pavement courses. Mr. Lucas will contact Mr. Kaufman for clarification. There is no pavement section requirement in the Code for trails and parking areas.
- Comment #10 – Mr. Kaufman notes that a waiver is needed to allow sidewalks to be less than 6 feet. The applicant has requested this waiver.
- Comment #11 – Mr. Kaufman is seeking a full traffic analysis. Mr. Lucas reviewed the Code and opined that the traffic analysis already completed by the applicant meets the intent of the Code.
- Comment #13 – Mr. Kaufman indicates that the pavement striping detail should reference hot inlaid epoxy. Mr. Lucas clarified that epoxy is adequate for stop bars and cross walks – it is not necessary for other pavement striping.
- Comment #17 – Mr. Kaufman feels that the applicant must request a variance from the Historic Resource Study requirement. The applicant has already worked with the Historical Commission, Planning Commission, and Board of Supervisors on a buffering plan to mitigate the impact to the historic resource.

The applicant will comply with all other comments contained in Mr. Kaufman's letter.

3. Glackin Thomas (June 4, 2012) – Only two comments remain. Comment #15 will be addressed via the Open Space Management Plan. The applicant is seeking a modification to address Comment #23.
4. Stubbe Consulting (lighting) (June 22, 2012) – The applicant submitted a letter dated June 1, 2012 seeking direction from the Supervisors on comment 1. The applicant maintains that it is necessary for lights to remain on all night at full illumination for safety purposes. All other prior comments have been addressed.
5. Carroll Engineering (sanitary) – In an email dated June 25, 2012, William Malin indicated that he did not think there were any sewer issues that would prevent the Planning Commission from making a recommendation on the project. His formal review is pending.

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. Zoning Officer (October 6, 2011)
7. EBT Parks & Recreation Board (No comment)

Since the PC's last meeting, the applicant has submitted various agreements to the Township Engineer and Solicitor for review.

Mr. Pomeroy made a motion to recommend approval of the preliminary/final land development application submitted by University Student Housing. The application consists of:

- Preliminary/final land development plans dated February 21, 2012 (last revised June 14, 2012) (48 sheets)
- Traffic circulation plans dated June 12, 2012 (last revised June 22, 2012) (3 sheets)
- Erosion and Sediment Control Report dated June 11, 2012
- Post-Construction Stormwater Management Report dated February 21, 2012 (last revised May 22, 2012)
- NPDES Report dated June 11, 2012
- Operations & Maintenance Report dated June 11, 2012

The recommendation was conditioned on the applicant adequately addressing all outstanding professional review comments as discussed this evening, as well as any future commentary on revised submissions.

The recommendation also was conditioned on the finalization of the following documents to the satisfaction of the Township Solicitor and Township staff:

- Road & Improvement Construction Agreement Secured by Escrow
- Open Space Management Agreement
- Stormwater Management Agreement

Mr. Pomeroy reiterated that the applicant is seeking several forms of relief/modification. The PC made recommendations on the requested relief during its June 5, 2012 meeting and that recommendation is incorporated by reference.

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

- b. SD #610; West Chester University Preliminary/Final Plan – The time clock for the application will expire on July 11, 2012. The applicant is hopeful that the Supervisors will take action on the plan during their July 10 meeting so they have not requested a time extension.
- c. SD #607; East Bradford Elementary School – The time clock for the application will expire on July 24, 2012. The applicant has requested a 90-day time extension. The applicant is waiting for approval from the Chester County Conservation District before they update the plans for resubmittal. Ms. Deaville made a motion to recommend acceptance of the time extension request. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new time clock will expire on October 22, 2012.

NEW BUSINESS:

- a. Official Map Amendment – The Township distributed an updated Official Map for review / recommendation. Ms. Cantlin reviewed the changes with the Commission:
 - The majority of changes were made to recognize projects that have been completed (trail development, acquisitions, easements, roads, parcels).
 - HOA open space lands were refined.
 - A new category was added for lands that are subject to state agricultural easements.
 - A few lands were added to the “Land Proposed for Future Conservation Easement” category.

Ms. Deaville made a motion to recommend approval of the Official Map. Mr. Pomeroy seconded the motion. There was no further discussion and the motion passed unanimously.

BUSINESS for JULY 3: None

MISCELLANEOUS BUSINESS: None

PUBLIC COMMENT: None.

NEXT MEETING: The next regular meeting of the Planning Commission, scheduled for July 3, 2012, is canceled. The next work session meeting of the PC is scheduled for July 24, 2012 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:20 pm, Mr. Pomeroy made a motion to adjourn the meeting. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

Mandie Cantlin
Planning Commission Secretary