

## **East Bradford Township Planning Commission Regular Meeting Minutes April 2, 2013**

The regular meeting of the East Bradford Township Planning Commission (PC) was held on April 2, 2013 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  
Wes Thomas  
Bill Tritle

**Board/Committee members absent:**

Robert Korbonits, Vice Chair

**Staff/Professionals present:**

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager

**Staff/Professionals absent:**

Brenden Beaumont, Zoning Officer  
Mark Lucas, PE, Township Engineer  
PC Special Council  
Planning Commission Solicitor

Others in attendance: 3 guests (including applicant)

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

**PUBLIC COMMENT:** None.

**MINUTES:** Mr. Tritle made a motion to approve the minutes from March 5, 2013 as presented. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #606; Ciccarone Preliminary Subdivision Plan – It appears that the waiver/modification hearing will be postponed until May. Ms. Cantlin noted that the applicant has submitted structural information on the bridge, which Township consultants are reviewing. The applicant also is preparing a road realignment plan (using the existing bridge) for Township review/consideration. The Red Streams Blue program is slated to begin work on the Ciccarone property in the near future.

The timeclock for the application will expire on April 24, 2013. The applicant has submitted a request for a 90-day time extension. Mr. Tritle made a motion to recommend approval of an extension request. Mr. Lynn seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the Board, the new timeclock will run until July 23, 2013.

**NEW BUSINESS:**

- a. SD #622; Ouimet Conditional Use – The applicant, Mark Ouimet, was present. Mr. Ouimet lives at 507 Natalie Drive and he is seeking approval to conduct federal firearms licensed transactions. The conditional use hearing is scheduled for April 9, 2013.

The Commission and applicant were in receipt of review comments from Township Engineer Mark Lucas (March 18, 2013), Codes Enforcement Officer and Zoning Officer Brenden Beaumont (April 1, 2013), and the West Chester Police Department (March 28, 2013).

Mr. Ouimet submitted proof of notification to adjoining property owners. He summarized the scope of the proposed major home occupation:

- Mr. Ouimet's long-range plan is to open an indoor shooting range and firearms training center. The federal firearms license (FFL) he is seeking is the first step of accomplishing that vision. The federal government requires that he be able to conduct business at the address associated with the FFL – 507 Natalie Drive. This is the only provision that elevates the use to a major home occupation; it would otherwise be considered a no-impact home-based business. Once he is able to open a commercial range/training center, the license could be transferred to that location. He anticipates that the range/training center will take one to two years to get started. His long-range vision is part of his retirement plan. He currently has a full-time job.
- The occupation would involve conducting background checks, ordering firearms for clients, transferring firearms according to state and federal requirements. The majority of his business will take place at gun shows where he will handle transactions for dealers. He will use his home for occasional transactions that are made by appointment only.
- The major home occupation will be conducted within Mr. Ouimet's dwelling and will be carried on wholly indoors.
- With the exception of a safe for the storage of firearms, there will be no alterations to the dwelling (internal or external) to accommodate the business. The ATF requires that firearms associated with the FFL be stored in a safe. Mr. Ouimet stated that he would probably have less than five firearms stored in the safe at any given time. He does not intend to keep inventory.
- The Code permits one sign, no larger than three square feet, announcing the name and occupation of the practitioner. Mr. Ouimet proposes to use a temporary sign, which he would post at the property only when a client had made an appointment to complete a transaction.
- There will be no exterior display, sale or storage of materials, products or refuse related to the conduct of the major home occupation.
- There shall be no sale or storage of ammunition associated with the major home occupation; there will be no discharge of ammunition at the property.
- Mr. Ouimet's house has a security system.
- The driveway is paved. Mr. Lucas determined that the surface is in excellent condition, as required by the Code. Mr. Ouimet provided photographs of the parking area to demonstrate existing buffering. There is a berm around the parking area and several trees.
- Mr. Ouimet provided general information about state and federal transaction and registration requirements for hand guns and long guns.

After some discussion, Mr. Tritle made a motion to recommend approval of the major home occupation and suggested that the Supervisors consider the following conditions of approval:

- The major home occupation shall be conducted in accordance with federal, state, and local regulations.
- All firearms transferred in conjunction with the occupation shall be stored in a safe.
- The firearm inventory associated with the occupation shall be restricted (e.g. five firearms at any given time).
- Signage shall be temporary and shall only be posted when a client has an appointment to complete a transaction and needs to locate his home.
- There shall be no ammunition stored or sold in conjunction with the occupation.

- Given the applicant's long-range vision of transferring the license to a commercial location in the future, the Commission suggested that the approval (if granted) include an expiration date (e.g. two to three years) (if this provision is feasible).

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

- b. Central Chester County Bike & Pedestrian Plan – A link to the final draft of the County's Bike and Pedestrian Plan was distributed to the PC members last month. The Commission supports the vision of the Plan. Mr. Tritle made a motion to recommended endorsement of the Plan. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

**MISCELLANEOUS BUSINESS:**

- a. PC Education & Training – Dr. Biacchi attended the zoning portion of the Master Planner Program; he will provide an update at the next meeting. The next Master Planner session, Subdivision and Land Development Review, is scheduled for May.
- b. Discussion with BOS Liaison – Vince Pompo, liaison to the PC, would like to meet with the Commission. His meeting schedule conflicts with the PC's schedule, but he could be available to meet on Monday April 22 or Wednesday April 24. The Commission decided the reschedule the April work session for Monday April 22 at 7:30 pm.
- c. Comprehensive Plan Update (2014) – The Township is planning to submit a VPP grant this summer. Ms. Cantlin is reviewing RFP's from other municipalities. No discussion.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next work meeting of the Planning Commission is scheduled for Monday April 22, 2013 at 7:30 pm.

**ADJOURNMENT / CONTINUANCE:** At approximately 9:10 pm, Mr. Tritle made a motion to adjourn the meeting. Ms. Deaville seconded the motion. There was no further discussion and the meeting was adjourned.

Mandie Cantlin  
Planning Commission Secretary