

East Bradford Township Planning Commission Regular Meeting Minutes June 4, 2013

The June regular meeting of the East Bradford Township Planning Commission (PC) was held on June 4, 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
Robert Korbonits, Vice Chair
Kathryn Deaville
Don Lynn
Wes Thomas
Bill Tritle

Board/Committee members absent:

Cindy Bush

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

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

PUBLIC COMMENT: None.

MINUTES: Mr. Thomas made a motion to approve the minutes from April 22, 2013 as presented. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #606 Ciccarone Preliminary Subdivision Plan – The next hearing is scheduled for July 9, 2013 (there will be no hearing in June). In the interim, the structural engineers are discussing the proposed bridge modifications.

NEW BUSINESS:

- a. SD #623 East Bradford Township Public Works Building; Sketch Plan – East Bradford Township is proposing to construct a new public works building within the municipal campus located at 666 Copeland School Road. The campus is surrounded by institutional, residential, and recreation uses; it is located in the R-3 district. The complete application was received on May 21, 2013. Documents included with the submission consist of an application and site plan prepared by Masano Architects. At this point, the plans do not meet the requirements to be reviewed by Township Engineer, Zoning Officer, and/or other professional consultants.

Township Engineer Lucas presented the plan to the Commission. The purpose of new 7,500 square foot building is to house public works equipment and vehicles that are currently being stored outside. In addition to vehicle/equipment storage, the building also will house offices, a lunch room, showers/bathrooms, and a meeting room. The target budget for the project is \$1M. The Supervisors are considering a variety of options, including:

- Wood v. steel frame construction – While the steel frame is more expensive, it offers more strength and a longer life.
- Additional storage
- Brick accent – bricks v. veneer

- Copulas (the copulas aid in lighting and ventilation)

Stormwater will be managed underneath the parking area. Filters will be incorporated to remove oil and other impurities from the runoff. The septic will be integrated into the existing system. The building will include a wash bay equipped with a recycling system to filter salt out of the water. A landscaped buffer will be provided to shield the building. Lighting will be provided via wall packs and a sidewalk/walkway will be constructed along the front of the property to connect the elementary school and Jane Reed Park properties to Copeland and East Bradford Parks.

The project was reviewed by the Historical Commission (because of the close vicinity to the historic Copeland School House). Masano recommended certain design features (roof overhang, brick accent, copulas) to link the architecture of the new building to the existing campus and to reflect the Township's heritage as a farming community as well as an area the trolley traversed to link it with the local history. The HC reviewed and approved the features recommended by Masano.

The Planning Commission offered several comments/suggestions:

- Dr. Biacchi suggested that a steel frame might be safer if activities such as arc welding will take place in the building. He also indicated that benefits of the steel structure in the long term might outweigh the higher cost.
- The Commission suggested installing a fence between the school property and the building to prevent children from wandering onto the grounds.
- Mr. Tritle suggested reducing the number of copulas on the main building from two to one.

MISCELLANEOUS BUSINESS:

- a. Brandywine Trail Brick/Paver – The Commission agreed that the brick/paver text should read: "East Bradford 2012 Planning Commission."
- b. Comprehensive Plan Update (2014) – Mr. Tritle and Ms. Cantlin discussed the concept of separating the project into two phases. The first phase would focus on identifying the 3-6 priorities using a variety of public outreach techniques (e.g. in-depth interviews with key stakeholders, questionnaire). The second phase would outline strategic steps needed to accomplish the priorities as well as ensure MPC compliance. Given staff workload, there is a chance that the Comp Plan RFP process will be postponed until the first half of 2014.
- c. SD #624 Barr; Preliminary SD Plan – Ms. Cantlin distributed the application today. The applicant will be before the Commission on July 2.

PUBLIC COMMENT: None

NEXT MEETING: The next work meeting of the Planning Commission is scheduled for June 25, 2013 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:20 pm, The Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin
Planning Commission Secretary