

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

The July regular meeting of the East Bradford Township Planning Commission (PC) was held on July 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  
Robert Korbonits, Vice Chair  
Cindy Bush  
Kathryn Deaville  
Don Lynn  
Wes Thomas

**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: Two guests (including applicants)

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

**PUBLIC COMMENT:** None.

**MINUTES:** Ms. Deaville made a motion to approve the minutes from June 4, 2013 as presented. Mr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #606 Ciccarone Preliminary Subdivision Plan – Ms. Cantlin reported that no more hearings are expected. The Supervisors have authorized the solicitor to work out the remaining logistics with the applicant. The applicant has agreed to meet the Township structural engineer's comments. Emergency access to the community (e.g. when the bridge floods out) remains an open issue.

The time clock for the application will expire on July 23, 2013. The applicant has not yet submitted a request for a 90-day time extension. Ms. Deaville made a motion to recommend approval of an extension, if so requested by the applicant. Mr. Lynn seconded the motion. There was no further discussion and the motion passed unanimously.

**NEW BUSINESS:**

- a. SD #624 Barr Preliminary Subdivision Plan – The applicants, Doug & Marjorie Barr, were present. The Barrs are proposing to reconfigure two parcels located at 320 Lucky Hill Road. Each new lot will have at least 10 acres. There is no construction proposed. Portions of the tract are subject to a conservation easement held by the Brandywine Conservancy. The applicant furnished a letter from the Conservancy approving the lot reconfiguration and granting the right for the applicants to construct a second driveway along the southern boundary of the tract.

Review comments have been received from the Chester County Planning Commission (June 21, 2013). The Parks and Recreation Board has no comment. Review comments are pending from Township Engineer Mark

Lucas, Zoning Officer Brenden Beaumont, the Environmental Advisory Council, and the Historical Commission. The outstanding reviews will be submitted by the end of July so that the Commission can consider action on the application on August 6.

Mr. Korbonits made a motion to accept the application and commence the 90-day time clock. Mr. Lynn seconded the motion. There was no further discussion and the motion passed unanimously.

**MISCELLANEOUS BUSINESS:**

- a. 2014 Budget – Aside from the comprehensive plan update, the Commission does not anticipate any special budget needs in 2014.
- b. SD #623 East Bradford Township Public Works – Mr. Lucas reported that the new public works building is in design. The Supervisors decided to proceed with a steel structure.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next work session meeting of the Planning Commission is scheduled for July 23, 2013 at 7:30 pm.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:00 pm, The Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin  
Planning Commission Secretary