

East Bradford Township Planning Commission Regular Meeting Minutes September 3, 2013

The September regular meeting of the East Bradford Township Planning Commission (PC) was held on September 3, 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
Kathryn Deaville
Don Lynn
Bill Tritle

Board/Committee members absent:

Robert Korbonits, Vice Chair
Cindy Bush
Wes Thomas

Staff/Professionals present:

Mark Lucas, PE, Township Engineer

Staff/Professionals absent:

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager
Brenden Beaumont, Zoning Officer
PC Special Council
Planning Commission Solicitor

Others in attendance: eight 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 August 6, 2013 as presented. Mr. Lynn seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

- a. SD #626 Comerford Sketch Plan – The applicants, Patrick and Kathryn Comerford, were present and represented by Mark Pinnie, Esquire.

The sketch plan proposes to subdivide the Comerfords' 68-acre property located at 900 Copeland School Road into three large conservation lots. The site is located in the R-2 zoning district and is surrounded by other residential and agricultural uses. The property is identified on the Official Map as "proposed conservation easement" and contains historic resource #44.

The applicant is not requesting engineering and zoning reviews at this time. The Parks and Recreation Board reviewed the plan at their August meeting; they have no comment.

Ron Angle (829 Downingtown Pike) inquired about the existing land use, which is residential and agricultural. Alan Pomeroy (970 Copeland School Road) asked whether the proposed lots would be further subdividable. The applicant responded that the goal is to place a conservation easement on the tract to restrict further subdivision. Mr. Pomeroy also inquired about the house location on lot 3. The applicant stated that the purpose of the subdivision is estate planning; no construction is proposed at this time.

- b. SD #623 East Bradford Township Public Works Preliminary/Final Land Development Plan – The applicant, East Bradford Township, was represented Township Engineer Mark Lucas P.E.

East Bradford Township is proposing to construct a new Public Works building at the municipal campus at 666 Copeland School Road. The campus is surrounded by residential and educational uses. The Official Map shows a proposed trail on the property. The campus is located in the R-3 zoning district; however, the Code does not provide area and bulk regulations for the municipal campus use. Therefore, a Code amendment is being submitted with the land development application to propose appropriate standards.

Notice of this meeting was mailed to adjoining property owners. Several neighbors inquired about stormwater management, lighting, landscaping, and building location. Stormwater will be managed under the yard area. The Township anticipates a reduction in stormwater runoff as a result of this project and improvements at East Bradford Elementary School. Lighting plans are still in progress, but lighting modifications will be limited. Landscape buffering will be installed. Township consultants and committees are reviewing the plans; review comments are due by September 24, 2013.

Mr. Lynn made a motion to accept the application to commence the 90-day time clock. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously. The clock will expire on December 2, 2013.

- c. Zoning Ordinance Amendment –SD #623 (discussed above) proposes a new Public Works building on the municipal campus located in the R-3 district. However, the Code does not provide area and bulk regulations for the municipal campus use. This amendment proposes area and bulk standards for this use. The PC inquired about side yard setbacks and Mr. Lucas explained that flexibility is provided to buffer more from residential areas than from the elementary school area. In addition, the regulations proposed are analogous to those in neighboring municipalities as well as similar uses in other districts within the Township. Mr. Tritle made a motion to recommend approval of the ordinance amendment. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously. This ordinance is slated for a hearing in October.
- d. Sewer Chapter Amendment – The Township is proposing to make several changes to the on-lot septic management provisions of the Sewer Chapter. Changes include:
- Clarifying that most cesspools are exempt from the 3-year pumping requirement.
 - Allowing for a time extension if a licensed hauler determines that pumping is not required.
 - Providing an exemption option for systems that are physically inaccessible.
 - Removing requirements that fall under the purview of the Chester County Health Department.

Mr. Tritle made a motion to recommend approval of the ordinance amendment. Dr. Biacchi seconded the motion. There was no further discussion and the motion passed unanimously. This ordinance is slated for a hearing on September 10.

- e. Parks & Recreation Chapter Amendment – The Township continues to have problems with off-leash dogs at the Timber Top Farm property. This ordinance proposes to ban dogs from Timber Top. The Supervisors will be discussing dog use with the property owner later this month. This ordinance is slated for a hearing on September 10. The PC expressed concerns about policing and asked whether this is a regulation that should be considered Township-wide. Mr. Tritle made a motion to recommend approval of the ordinance amendment. Dr. Biacchi seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

- a. SD #624 Barr – The Supervisors approved the preliminary/final plan last month. The applicant is finalizing the plans and related documents. Chair Biacchi signed the non-building waiver form.
- b. SD #606 Ciccarone – The Supervisors did not take action on the application last month. Township is anticipating a conditional use application for riparian buffer disturbance. The applicant granted a time extension until October 9, 2013.
- c. SD #625 Chester County Art Association – Almost all review comments have been received. The applicant is working through the comments and will submit a revised plan in the future.

- d. Chester County 2020 Master Planner Program – Wes is completing the Community Planning course this month. The next course is Zoning – October 14, 21, and 28. If anyone is interested in signing up for the Zoning Course, contact Mandie Cantlin.
- e. Code Workshop – During the first ABC Chair meeting of the year (January 31), it was suggested that the Township staff organize a workshop/session for ABC members to review the Township Code. In July, staff distributed a questionnaire to ABC members in order to better understand more about the topics that members are interested in learning more about. Staff tallied the responses and found out that the top-scoring topics include:
 - Stormwater management / erosion & sediment pollution control
 - Protection of Township’s natural features
 - Alternative energyStaff will conduct a workshop on September 30 from 7:00-9:00 pm to discuss these topics. ABC members are encouraged to attend.
- f. 2014 Calendars – The Township is selling 2014 calendars displaying work by Barbie Johnson. The calendars are \$15 and proceeds support the art scholarship program (\$12 for 15 or more). To date, the Township has awarded five \$1,000 scholarships to East Bradford high school seniors who plan to study art in college.

PUBLIC COMMENT: None

NEXT MEETING: The next work session meeting of the Planning Commission is scheduled for September 24, 2013 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:50 pm, The Commission unanimously agreed to adjourn the meeting.

Mark Lucas
Acting Planning Commission Secretary