

East Bradford Township Planning Commission Work Session Meeting Minutes April 22, 2013

The April work session meeting of the East Bradford Township Planning Commission (PC) was held on April 22, 2013 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822. This (rescheduled) work session meeting was advertised in the Daily Local News on April 19, 2013.

Board/Committee members present:

Anthony (Tony) Biacchi, Chair
Robert Korbonits, Vice Chair
Cindy Bush
Kathryn Deaville
Don Lynn
Wes Thomas
Bill Tritle

Board/Committee members absent:

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: One guest was present

Vince Pompo, Esquire, Board of Supervisors Chair

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

PUBLIC COMMENT: None.

MINUTES: Mr. Korbonits made a motion to approve the minutes from April 2, 2013 as presented. Ms. Bush seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

- a. Discussion with Vince Pompo, Board Chair – Mr. Pompo, Board Liaison to the Planning Commission was present to discuss a variety of topics and issues.

He provided updates on active land developments (e.g. West Chester University, East Bradford Elementary School, Ciccarone) and commended the PC for their review and commentary relative to these applications. Mr. Pompo also mentioned the opening of the Paradise Farm Camp's trail, problems with dogs on Township lands, and the new Public Works building that is under consideration.

There was extensive discussion about the next comprehensive plan update, which is scheduled for 2014. The Board and Commission agree that the update should be specific and strategic in nature. The plan update should assess changes that have occurred since the 2004 plan and should focus on attainable priorities. Mr. Pompo and the Commission discussed possible areas of consideration, including public service needs, use of parks/open space, engaging volunteers, demographics and future funding, regional planning, Brandywine Trail connectivity, vacant commercial areas (Acme, Veitville, former McCool site), historic demolition by neglect, and property maintenance. The next steps include, sending out the RFP, selecting a consultant, submitting a County grant, and distributing a public survey. Mr. Tritle offered to assist staff with the review of sample RFPs. Mr. Biacchi asked whether there might be an opportunity for a WCU graduate student to assist with the plan.

- b. Agricultural Security Area 7-Year Review – Act 43 of June 30, 1981, P.L. 128, 3 P.S. §§ 901-915 (the State's Agricultural Security Area Law) mandates that Townships with Agricultural Security Areas ("ASAs") must review and readopt the areas every seven years. East Bradford Township is required to review and readopt its ASA in 2013. To that end, the Township has notified all the property owners within the ASA asking them whether they wish to add property into the district or remove property from the district. The Township also posted notices around the Township and advertised in the Daily Local News, notifying the public of the review and soliciting modification requests from land owners. Even though no modification requests have been received, the Township is required to formally complete the review process by seeking recommendations from the Chester County Planning Commission, the East Bradford Township Planning Commission, and the East Bradford Township ASA Advisory Committee. Mr. Tritle made a motion to remove #15 (Mongar) from the ASA because it is no longer an agricultural property. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

- a. PC Education & Training – No discussion.
- b. SD #606; Ciccarone Preliminary Subdivision Plan – The hearing on the waivers was rescheduled to May 14, 2013.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for Tuesday May 7, 2013 at 7:30 pm. Unless a new application is submitted, this meeting will likely be canceled.

ADJOURNMENT / CONTINUANCE: At approximately 9:00 pm, Mr. Tritle made a motion to adjourn the meeting. Ms. Bush seconded the motion. There was no further discussion and the meeting was adjourned.

Mandie Cantlin
Planning Commission Secretary