

East Bradford Township Planning Commission Work Session Meeting Minutes September 24, 2013

The September work session meeting of the East Bradford Township Planning Commission (PC) was held on September 24, 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

Board/Committee members absent:

Don Lynn
Wes Thomas
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: No guests were present

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 September 3, 2013 as presented. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #606 Ciccarone Conditional Use – The applicant, Thomas Ciccarone, Jr., was not present. The applicant submitted a conditional use application for disturbance within the Riparian Buffer Area (RBA). RBA disturbance is required for the construction of the private road, two driveways, several stormwater management facilities, and the installation of the public water line. A hearing before the Supervisors is scheduled for October 8, 2013.

Ms. Deaville made a motion to recommended approval of the Ciccarone conditional use application, subject to the following conditions:

1. The applicant shall submit a RBA management plan prepared in accordance with Section 115-45.3G of the Township Code for review and approval by the Township Engineer, Township Solicitor, and any other consultants.
2. The applicant shall execute an agreement with the Township that requires the HOA to manage the RBA in accordance with the management plan in perpetuity. This agreement shall give the Township the ability, but not the obligation, to maintain the RBA if the HOA fails to do so and to assess the HOA for any costs incurred as a result of maintenance.
3. Discharge velocities from the terminal end of the pipe or the associated energy dissipation practice shall not exceed two feet per second as required by Section 115-45.3D(2)(b)[4].

4. The applicant shall use all feasible methods to convert concentrated flow to uniform, shallow sheet flow, filter sediment, and control erosion as required by Section 115-45.3D(2)(b)[4].

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

- b. SD #606 Ciccarone Preliminary LD – The time clock for the Ciccarone application will expire on October 9, 2013. Mr. Korbonits made a motion to grant an additional time extension if requested by the applicant. Dr. Biacchi seconded the motion. There was no further discussion and the motion passed unanimously.
- c. SD #623 East Bradford Township Public Works Expansion Preliminary/Final LD – Review comments have been submitted by:

Stan Stubbe (September 12, 2013)

Glackin Thomas (September 23, 2013)

Chester County Planning Commission (September 16, 2013)

No commentary had been submitted by any of the advisory boards/commissions

Review comments from Mark Lucas and Brenden Beaumont are pending; however, both professionals have been involved with the consultant throughout the design process. Mr. Lucas said that he does not anticipate an extensive review.

Ms. Deaville made a motion to recommend approval of the preliminary/final plan entitled the East Bradford Township Public Works Facility Building, dated July 7, 2013, last revised August 15, 2013, consisting of 7 sheets ("Plan"). In recommending approval, Ms. Deaville recommended granting the following waiver/modification: 95-8.A(2)(a)[3], which requires preliminary plan approval.

Ms. Deaville's recommendation to approve the Plan is subject to the following conditions:

1. The applicant shall comply with all outstanding items in the Township consultant review letters (existing and forthcoming).
2. The Applicant shall obtain a sewage planning exemption from the PA DEP.

Ms. Bush seconded the motion. There was no further discussion and the motion passed unanimously.

- d. SD #625 Chester Co Art Association Land Development Plan – The time clock for the CCAA application will expire on November 4, 2013. The applicant has requested a 90-day extension. Ms. Bush made a motion to grant the time extension. Mr. Korbonits seconded the motion and Ms. Deaville abstained. There was no further discussion and the motion passed. If granted by the Supervisors, the new time clock will run until February 2, 2014.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- a. PC Meeting Dates in 2014 – The Commission discussed shifting its regular meeting to the 4th Tuesday and conducting any work session business at 6:30 pm on the 4th Tuesday (just prior to the regular meeting). This time/date shift would accomplish several things. First, an earlier meeting date would work better with the Supervisors' meeting schedule. Second, the PC rarely has a need to meet twice in a month and reducing one meeting from the calendar would free up members' meeting obligations. The PC members present were amenable to the change. Ms. Cantlin will get input from the absent Commission members.
- b. 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 energy

Staff will conduct a workshop on September 30 from 7:00-9:00 pm to discuss these topics. ABC members are encouraged to attend.

- c. Chester County 2020 Master Program – Mr. Thomas 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.
- d. 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.
- e. West End Swim Club – Dr. Biacchi inquired about the accumulation of vehicles and materials that are being stored at the property. The Supervisors discussed the property with Zoning Officer Beaumont at the last Board meeting and directed him to send a pre-enforcement letter.

PUBLIC COMMENT: None

NEXT MEETING: The October 1, 2013 is canceled. The next meeting is scheduled for October 22, 2013.

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

Mandie Cantlin
Planning Commission Secretary