

East Bradford Township Planning Commission Work Session Meeting Minutes November 26, 2013

The November work session meeting of the East Bradford Township Planning Commission (PC) was held on November 26, 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: Approximately 11 guests (including applicants) were present

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

PUBLIC COMMENT: None.

MINUTES: Mr. Tritle made a motion to approve the minutes from September 24, 2013 as presented. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #626 Comerford – The applicants, Patrick and Kathryn Comerford, were present and represented by Timothy Barnard, Esquire along with Vic Kelly, P.E and Steven Donahue from Commonwealth Engineers. This application is based on the sketch plan that was submitted in August 2013. The applicants are proposing to subdivide the 68-acre property located at 900 Copeland School Road into three large conservation lots (one lot would contain the existing residence; there would be two additional building lots). There is no construction proposed. 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 exploring a conservation easement with the Township.

Mr. Barnard indicated that the applicant will be seeking a 5 year time extension to implement the plan per the MPC (i.e. 10-year implementation timeframe).

There was some discussion about a public trail. The applicant intends to provide a trail between Connor Road and Sunset Hollow Road as part of the conservation easement. As proposed, this trail would have a natural surface.

In addition to the plan, the applicants submitted a sewage facilities planning module that requires review by the municipal planning agency. Dr. Biacchi inquired about the question relating to historic resource impact. The applicant clarified that this is a state permit and the historic reference refers to resources under the purview of the PHMC. The Commission reviewed and signed off on Component 4A as prepared by Ms. Cantlin.

The plan was distributed to other advisory boards and professionals on November 7, 2013. To date, review comments have been received from the Historical Commission (November 19, 2013) and the Trails Committee (November 21, 2013). Other reviews are pending.

Ms. Deaville made a motion to accept the plan and begin the 90-day time clock. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously. The 90-day time clock will expire on February 24, 2014.

- b. SD #625 Chester County Art Association – The applicant, the Chester County Art Association (CCAA) was represented by Darcie Goldberg, Executive Director, along with Vic Kelly, P.E. and Steven Donahue from Commonwealth Engineers.

The applicant submitted revised plans on November 5, 2013. To date, review comments have been received from Stan Stubbe (November 13, 2013 – no lighting; no comment), Gilmore & Associates (traffic) (November 25, 2013), Glackin Thomas Panzak (landscaping) (November 26, 2013), Mark Lucas, P.E. (November 26, 2013), and Brenden Beaumont (November 26, 2013 – no comment). Review comments from the Fire Department are pending. The following reviews were received for the prior submission: Chester County Planning Commission (July 19, 2013), Environmental Advisory Council (July 30, 2013). Neither the Historical Commission nor the Parks and Recreation Board had comment.

Mr. Kelly reviewed changes that have been made to the plan since the last submission, including changes to the parking lot layout, addition of a sidewalk along Bradford Avenue, and addition of a walking trail between Hillsdale Road and Bradford Avenue. In addition, the applicant received a letter from DEP (October 8, 2013) indicating that sewage planning is not required.

Sidewalk and trail – The applicant confirmed that the sidewalk along Bradford Avenue will be concrete. The applicant is proposing to construct an internal pathway for public use through the CCAA property in lieu of a sidewalk on Hillsdale Road (there is a sidewalk on the other side of Hillsdale Road). The applicant is proposing a woodchip surface for this trail, but the PC expressed concern about the long term maintenance of woodchips. A waiver from Section 95-24(A) is required to construct the path in lieu of the sidewalk. There was discussion about the trail contributing towards the applicant's dedication of recreational and open space land (Section 95-43.1). In addition to the trail, Dr. Biacchi asked whether the proposed sculpture garden could be considered "recreational" area for the purpose of meeting this requirement.

Interior circulation – The Fire Company's review of interior circulation is pending. The new layout will enable the buses to pull into the circle to unload people. The bus will likely have to execute a three-point turn to exit. The Commission asked whether it would be possible to make design adjustments that would eliminate the need for a three-point maneuver, but the applicant stressed that bus traffic is not regular.

Drainage – The applicant confirmed that water is designed to sheet flow over the grass overflow parking area. Even though this parking area will have a grass surface, there will be pavers and stone underneath to facilitate drainage. The applicant is proposing a seed mix for the rain garden, but Lisa Thomas recommends deep root plugs. The applicant is concerned about the cost of plugs.

Tree removal – The applicant is proposing to remove 29% of the existing trees. Lisa Thomas asks the applicant to provide a note on the plans to demonstrate to the Supervisors the need to remove trees above the permitted 20% threshold.

Lighting – The improvements will include lighting, but the applicant has been waiting until site layout is set before incorporating lighting. The applicant is now ready to incorporate the lighting plans for review/approval.

In light of the outstanding items, the Commission is not prepared to recommend final approval. Mr. Tritle made a motion to recommend preliminary approval of the plan entitled "Preliminary/Final Subdivision and Land Development Plan for Chester County Art Association" dated June 12, 2013 (last revised October 29, 2013), consisting of 13 sheets. In recommending approval, Mr. Tritle recommended granting the following waivers/modifications:

1. Section 95-26(A)(10)(e) to locate a stormwater basin less than 50 feet from any structure, property boundary, and/or right of way due to direct discharge.

2. Section 95-24(A) to construct a pathway in lieu of a sidewalk along Hillsdale Road.

Mr. Tritle's recommendation to approve the Plan is subject to the following condition: The applicant shall comply with all outstanding items in the Township consultant review letters (existing and forthcoming), including but not limited to comments from Township Engineer Mark Lucas, Glackin Thomas Panzak, Gilmore & Associates, West Chester Fire Department, and Stan Stubbe (lighting).

Mr. Thomas seconded the motion and Ms. Deaville abstained due to a conflict of interest. There was no further discussion and the motion passed.

- c. SD #624 Barr Final Plan Amendment – The Barr application was approved by the Supervisors on August 13, 2013. The final plan that the Supervisors approved included a continuous offer of dedication to East Bradford to widen the Lucky Hill right-of-way to 50 feet. The applicant submitted revised final plans with this continuous offer removed. A waiver from Section 95-19.D is now required.

Dr. Biacchi made a motion to recommend approval of the preliminary/final plan entitled "Preliminary/Final Minor Subdivision Plan for Douglas R. Barr" dated November 8, 2013 (last revised November 8, 2013), consisting of one sheet. In recommending approval, Dr. Biacchi recommended granting the following waivers/modifications:

1. Sections 95-13.C(1)(d, f, l) which requires that various soil and geological locations and characteristics be shown on the plans. The waiver is recommended on the basis that no construction is proposed.
2. Section 95-16.D which requires subdivisions abutting existing streets to provide, for dedication, the minimum right-of-way widths for those streets.

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

NEW BUSINESS:

- a. Act 167 Ordinance Amendment – The Commission is in receipt of an ordinance adopting new stormwater management regulations. The regulations are based on Chester County's model ordinance, but it incorporates many of the Township standards. Mr. Korbonits made a motion to recommend adoption of the ordinance. Mr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously. The Board of Supervisors will consider, and may adopt, the ordinance during their meeting on December 10, 2013.

MISCELLANEOUS BUSINESS:

- a. SD #606 Ciccarone – The Township is in receipt of revised preliminary plans for the Ciccarone subdivision. This most recent revision should incorporate the conditional use decision that was rendered on November 12, 2013 as well as the discussion that took place at the waiver hearings this past summer. The Planning Commission recommended conditional approval of the preliminary plan on August 6, 2013. The Supervisors are expected to consider the revised plans in December or January. There was some discussion about the bridge and the staff confirmed that bridge maintenance will be the responsibility of the HOA.
- b. Master Planner Course – Mr. Thomas completed the Community Planning course in September. The winter/spring schedule is pending.
- c. 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.
- d. December meeting – The December PC meeting is scheduled for December 17 (third Tuesday). The Comerford application may warrant discussion in December. Ms. Cantlin will email the Commission about possible dates for a holiday dinner.
- e. PC Meeting Dates in 2014 – Ms. Cantlin reminded members that the regular PC meeting date will shift to the 4th Tuesday in January. When needed, a work session can be held the hour prior to the regular meeting.

- f. Chair Biacchi announced that Kathryn Deaville's son Peter is a National Merit Scholar candidate and was sitting for his Eagle Scout Board of Review at the same time as the Planning Commission meeting. The Commission congratulated Ms. Deaville for her son's accomplishments.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission (December 3, 2013) is canceled. The following scheduled meeting is December 17, 2013 (3rd Tuesday) at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 9:00 pm, the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin
Planning Commission Secretary