

East Bradford Township Planning Commission Work Session Meeting Minutes March 4, 2014

The February meeting of the East Bradford Township Planning Commission (PC) – scheduled for February 25, 2014 – was postponed until March 4, 2014. The meeting was held 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

Board/Committee members absent:

Cindy Bush
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: Three guests (including applicants) were present

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

PUBLIC COMMENT: None.

ORGANIZATION FOR 2014

- a. Recognition of appointed and reappointed members – Tony Biacchi and Wes Thomas were reappointed by the Supervisors during the organization meeting.
- b. Chair – Ms. Cantlin assumed the role of Temporary Chair for the purpose of taking nominations for Chair. On a motion made by Ms. Deaville and seconded by Mr. Lynn, the Commission unanimously reappointed Dr. Biacchi as Chair.
- c. Vice Chair – On a motion made by Ms. Deaville and seconded by Mr. Lynn, the Commission unanimously reappointed Mr. Korbonits as Vice Chair.
- d. Recording Secretary – On a motion made by Mr. Korbonits and seconded by Ms. Deaville, the Commission unanimously reappointed Ms. Cantlin as Recording Secretary.
- e. 2014 Meeting Dates – PC meetings will be on the fourth Tuesday of each month at 7:30 pm. The only exception for 2014 is the December meeting (December 16 instead of December 23). Work Sessions will be held at 6:30 pm or 7 pm on the day of the meeting on an as needed basis.
- f. PC Solicitor and PC Special Council – The Supervisors appointed Unruh, Turner, Burke & Frees as general counsel and Parke, Barnes, Spangler, Oeste & Wood as special counsel.

MINUTES: Mr. Korbonits made a motion to approve the minutes from November 26, 2013 with one change – the date of the meeting is to be changed to November 26, 2013 (as opposed to November 27). Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #606 Ciccarone Subdivision Plan – The Planning Commission recommended conditional approval of the preliminary plan on August 6, 2013. Mr. Lucas informed the Commission that the applicant would like to phase the project so that they can first sell off the lots adjacent to Route 52. There are several considerations that have to be resolved if the project is phased – for instance, the timing of road improvements, bridge improvements, and water line installation. The applicant is expected to attend the Board of Supervisors (BOS) meeting on March 11, 2014 to provide an update on the application and gather input.

The time clock for the Ciccarone application will expire on March 16, 2014. Dr. Biacchi made a motion to grant an additional time extension if requested by the applicant. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

NEW BUSINESS:

- a. SD #628 Pennington Auto Body Land Development Plan – The applicant, Richard Pennington, was present and represented by Denny Howell, P.E.

The Commission was in receipt of preliminary/final land development plans for Pennington Auto Body located at 741 Downingtown Pike dated February 12, 2014 (no revisions). The applicant is proposing to place storage shed immediately adjacent to his existing commercial building. Even though this is a minor improvement, it still constitutes a land development under the MPC. The site is located in the C-2 zoning district and is surrounded by other non-residential uses. The property is not identified on the Official Map.

The applicant submitted proof of notice to neighboring property owners and reviewed the modifications requested:

1. 95-8.C(4) to not require a fee in lieu of recreational open space.
2. 95-13.C(2)(c) to not show locations of existing easements on the basis that Mr. Pennington has owned the property since the last survey was completed (about 30 years). No new easements have been placed on the property in that time.
3. 95-14.C(4) to not require the location of underground utilities on site and within 50 feet of the property boundary.
4. 95-14.C(7) to allow the use of an existing sketch for property boundary metes and bounds.
5. 95-14.C(12) to not require further utility information to be submitted regarding the storm drainage system on the basis that the building will be located in a clear area.
6. 95-24.A to not require sidewalks along the frontage of the property.
7. 95-25.1 to not require plantings on the basis that the shed will be screened from public view.
8. 95-33 to not require permanent monuments to be set at property corners.

Review comments have been received from Zoning Officer Brenden Beaumont (February 18, 2014). Reviews are pending from Township Engineer Mark Lucas, Chester County Planning Commission, and other advisory boards and commissions.

Ms. Deaville made a motion to accept the application to commence the 90-day review clock. Mr. Lynn seconded the motion. There was no further discussion and the motion passed unanimously. The Commission will consider a recommendation on March 25, 2014 after they receive the remaining review comments.

MISCELLANEOUS BUSINESS:

- a. SD #625 Chester County Art Association Land Development Plan – The Supervisors granted preliminary plan approval in January. The final plan submission is pending. The applicant intends to provide a sidewalk along Bradford Avenue. As an alternative to a sidewalk on Hillsdale, the applicant and Township are considering the feasibility of a trail connecting Hillsdale Elementary School and Windon through the CCAA property.
- b. SD #626 Comerford Subdivision Plan – The applicant is contemplating a slightly revised layout. A resubmission is pending.

- c. Master Planner Course Schedule – Dr. Biacchi provided an update on the Community Planning course that he is attending. He noted that West Chester Borough and Birmingham Township are working on their comprehensive plan updates. The zoning course begins March 27 with subsequent classes on April 3 and April 10. Members that are interested in participating should contact Ms. Cantlin.
- d. Stewardship Workshops – Natural Lands Trust will facilitate stewardship planning discussions for Copeland Park, Sugar’s Bridge, and Shaw’s Bridge on March 27 at 1 pm and on April 8 at 5 pm. Attendance is encouraged. Both sessions will be similar; there is no need to attend both.
- e. MAP Subscribers Program – Brandywine Conservancy will be hosting the first MAP subscribers program of the year on March 31 at 7 pm at the Brandywine River Museum. The title of the program is “We are deeply rooted.” Ms. Deaville plans to attend. She also provided a brief update on the Brandywine Battlefield seminar she attended at the Brandywine River Museum this past December.
- f. Comprehensive Plan Update – Ms. Cantlin is in the process of preparing a scope for the comprehensive plan update. She met with the County last week and the County is very supportive of the strategic concept. She will be submitting a VPP grant application next week. She will forward the draft VPP grant application to PC members for review/comment.
- g. Update to SDLD forms – Ms. Cantlin will soon start to update the SDLD forms. She asked members to review the current forms on line and offer suggestions, observations, etc.
- h. Township Website Update – The Township will be refreshing its website this year. Members with comments and/or suggestions should email Tenley Adams by March 10. Dr. Biacchi noted that Chester County’s web master might have insight.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for March 25, 2014 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:45 pm, the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin
Planning Commission Secretary

CURRENT TIME CLOCKS

Application	Clock Expiration	Next Extension to be Considered
SD 606 Ciccarone	March 16, 2014	PC February / BOS March
SD 626 Comerford	May 25, 2014	PC April / BOS May
SD 628 Pennington	June 2, 2014	PC April / BOS May