

## **East Bradford Township Planning Commission Work Session Meeting Minutes March 25, 2014**

The March meeting of the East Bradford Township Planning Commission (PC) was held on March 25, 2014 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  
Bill Tritle

**Board/Committee members absent:**

Don Lynn  
Wes Thomas

**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: Two guests (applicants) were present

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

**PUBLIC COMMENT:** None.

**MINUTES:** Ms. Deaville made a motion to approve the minutes from March 4, 2014 as presented. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #606 Ciccarone Subdivision Plan – The time clock for the Ciccarone application will expire on April 30, 2014. The applicant is in the process of preparing HOA documents for Township review. Mr. Tritle 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.
- b. SD #628 Pennington Auto Body Land Development Plan – The applicant, Richard Pennington, was present and represented by Robert Flinchbaugh. The applicant was last before the Commission on March 4, 2014. The Commission was in receipt of reviews from:
  - Zoning Officer Brenden Beaumont – February 18, 2014
  - Township Engineer Mark Lucas – March 25, 2014
  - Chester County Planning Commission – March 13, 2014

The following boards/committees had no comment – Historical Commission, Environmental Advisory Council, Parks and Recreation Board, and Trails Committee.

Mr. Tritle made a motion to recommend final approval of the plan entitled “Preliminary/Final Land Development Plan for Richard E. Pennington” dated February 12, 2014 (last revised March 14, 2014), consisting of 1 sheet. In recommending approval, Mr. Tritle recommended granting the following waivers/modifications:

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(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.
5. 95-24.A to not require sidewalks along the frontage of the property.
6. 95-25.1 to not require plantings on the basis that the shed will be screened from public view.
7. 95-33 to not require permanent monuments to be set at property corners.

Mr. Tritle's recommendation to approve the Plan is subject to the following condition: The applicant shall comply with any and all items in the Township consultant review letters (existing and/or forthcoming), including but not limited to comments from Township Engineer Mark Lucas and Zoning Officer Brenden Beaumont. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.

#### **NEW BUSINESS:**

- a. Chester County Bicycle and Pedestrian Plan Regulatory Implementation – In 2013, Chester County completed the Central Chester County Bicycle and Pedestrian Circulation Plan. The Plan aims to: 1) define a regional bike/pedestrian network that connects the centers of Downingtown, Exton, and West Chester; 2) identify improvements to walking and bicycling within these population centers; and 3) develop priorities and policy recommendations for key stakeholders. East Bradford participated in the planning process and endorsed the final Plan.

Some of the Plan recommendations involve ordinance amendments. With residual funding left over from the Plan development, the County is reaching out to municipalities to assist them with the preparation of the ordinance language that is recommended in the Plan. Representatives from the Chester County Planning Commission (CCPC) will be attending the Supervisors' work session on April 3, 2014 at 7:30 pm to talk about regulatory changes that are relevant to East Bradford. Based on the outcome of this initial consultation, CCPC staff will develop draft regulations for the municipal zoning and subdivision/land development ordinances and forward them to the Township for consideration. Planning Commission members are welcome and encouraged to attend the discussion on April 3.

#### **MISCELLANEOUS BUSINESS:**

- a. SD #625 Chester County Art Association Land Development Plan – The Supervisors granted preliminary plan approval in January. Mr. Lucas is reviewing an interim plan submission. Once his review is complete, the applicant will submit the final plan.
- b. SD #626 Comerford Subdivision Plan – No change since the last meeting. The applicant is contemplating a revised layout. A resubmission is pending.
- c. Public Works Building Construction – The construction project was awarded to Uhrig Construction (general contractor) and several subcontractors. Final contract documents are in the process of being approved and executed. Work is slated to start on or about April 1.
- d. Master Planner Course Schedule – Dr. Biacchi attended the Community Planning course last month. The zoning course begins on March 27 and the Subdivision/Land Development course begins on April 22. Members that are interested in participating should contact Ms. Cantlin.
- e. 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.
- f. 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."
- g. Comprehensive Plan Update – Ms. Cantlin submitted a VPP grant application to the County last month. The Township will wait until the County announces the grant recipients to prepare the RFP.

- h. Update to SDDL forms – Ms. Cantlin will soon start to update the SDDL forms. She asked members to review the current forms on line and offer suggestions, observations, etc.
- i. Brush Disposal – The Township has fielded many calls from residents who want to get rid of brush and debris from this past winter. There will be two brush pick-ups – April 5 and April 26. Brush is to be bundled; no more than 5 bundles per residence. Each bundle can be no longer than 3 feet and weigh no more than 25 lbs. Larger branches can be processed by a contractor or taken to West Bradford. Smaller sticks and leaves can be placed in brown paper leaf bags. There is no limit to the number of bags. This information is available on the Township website.
- j. Growing Greener Communities Award – Natural Lands Trust, in partnership with the Chester County Association of Township Officials (CCATO), honored East Bradford Township, during the CCATO conference on March 13 with the first annual Growing Greener Communities Award. The award recognizes a Chester County municipality that has engaged in a dynamic initiative designed to save land, steward natural resources, and connect people to nature. East Bradford’s nomination was based on Township’s comprehensive open space program, which spans almost 30 years.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for April 22, 2014 at 7:30 pm.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:10 pm, the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin  
Planning Commission Secretary

**CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
SD 606 Ciccarone	April 30, 2014	PC March / BOS April
SD 626 Comerford	May 25, 2014	PC April / BOS May
SD 628 Pennington	June 2, 2014	PC April / BOS May