

## **East Bradford Township Planning Commission Work Session Meeting Minutes April 22, 2014**

The April meeting of the East Bradford Township Planning Commission (PC) was held on April 22, 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  
Don Lynn  
Wes Thomas  
Bill Tritle

**Board/Committee members absent:** None

**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: 8 guests (including applicants) were present

**CALL TO ORDER:** The meeting was called to order at 7:35 pm by Chair Biacchi.

**PUBLIC COMMENT:** None.

**MINUTES:** Mr. Tritle made a motion to approve the minutes from March 25, 2014 as presented. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD #626 Comerford Subdivision Plan – The time clock for the Comerford application will expire on May 25, 2014. The applicant is in the process of revising the lot layout and has requested a 90-day time extension (to August 23, 2014). Ms. Deaville made a motion to recommend the time extension. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

**NEW BUSINESS:**

- a. SD #627 Taraschi Final Subdivision Plan (Lot Line Change) – The applicant, Stephen Taraschi, was present. Mr. Taraschi is proposing several lot line changes (impacting 3 lots – 1416, 1424, and 1426 Highland Road) to bring several existing features into compliance (a shed and driveway are not located on the properties they serve). The site is located in the R-2 zoning district and is surrounded by other residential uses. The property is not identified on the Official Map.

The Commission was in receipt of a plan dated November 25, 2013 (no revisions). The plan was distributed to consultants and advisory boards/commissions on April 1, 2014. To date, the Township has not received any review comments.

This evening the applicant submitted a non-building waiver form for submission to DEP and a copy of the letter sent to neighboring property owners. He will forward the address list of the neighbors to Ms. Cantlin.

Mr. Korbonits made a motion to accept the application to commence the 90-day time clock. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously. The time clock will expire on July 21, 2014.

- b. SD #629 Nastase Final Subdivision Plan – The applicant, Orazio (Jake) Nastase, was present and represented by Robert Flinchbaugh, P.E. Mr. Nastase is proposing to divide his 3.859-acre property located at 823 Miner Street into 2 lots. The site is located in the R-4 zoning district and is surrounded by other residential uses and one institutional use (Geriatric & Medical Services). The property is not identified on the Official Map, although a proposed east-west trail is very close to the rear property line.

The Commission was in receipt of a plan dated March 31, 2014 (no revisions). The plan was distributed to consultants and advisory boards/commissions on April 8, 2014. To date, the Township has not received any review comments.

There was some discussion about the access and unusual access easement configuration. The PC asked whether relief is needed for access. Mr. Lucas and Mr. Beaumont will evaluate zoning and subdivision code compliance.

Dr. Biacchi made a motion to accept the application to commence the 90-day time clock. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously. The clock will expire on July 21, 2014.

- c. 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) attended the Supervisors' work session on April 3 to talk about regulatory changes that are relevant to East Bradford. The Supervisors subsequently accepted the offer of the CCPC for no cost technical assistance to prepare draft regulations for Township zoning and subdivision amendments.

Kevin Myers and Mark Gallant from the Chester County Planning Commission were present. They reviewed the legislative recommendations contained in the Plan with the PC. Recommendations include:

- Develop consistent definitions that pertain to pedestrian and cycling facilities.
- Cross reference the Township Official Map and/or the Bicycle/Pedestrian Plan in the Subdivision/Land Development Ordinance.
- Develop traffic impact study requirements (in concert with staff). Contemplate safety considerations.
- Clarify sidewalk and trail requirements. When should sidewalks/trails be required? Consider maintenance requirements and risk management.
- Expand crosswalk provisions and identify levels of construction.
- Expand interior sidewalk provisions (e.g. within parking lots).
- Consider bus shelter opportunities in relation to existing and potential SEPTA routes.
- Develop bicycle facility provisions.

The Planning Commission was supportive of all recommendations outlined by the CCPC. The CCPC will take several weeks to develop draft regulations before coming back to the Planning Commission.

#### **MISCELLANEOUS BUSINESS:**

- a. SD #606 Ciccarone Preliminary Subdivision Plan – The Supervisors approved the preliminary plan on April 8. Final plan submission is pending.

- b. SD #625 Chester County Art Association Land Development Plan – The Supervisors granted preliminary plan approval in January. Final plans were submitted today. Mr. Lucas confirmed that the applicant will either provide a sidewalk or trail along Hillsdale Road.
- c. SD #628 Pennington Auto Body Land Development Plan – The Supervisors granted final plan approval on April 8. Recordation is pending.
- d. Comprehensive Plan Update – The Chester County Planning Commission (CCPC) submitted their recommendations to the Commissioners for consideration. The grant award announcement should be released in the next month or so. In the interim, the CCPC suggests that municipalities begin drafting the RFP. Ms. Cantlin plans to provide a draft RFP to the PC in May for review.
- e. Master Planner Course Schedule – Dr. Biacchi attended the Community Planning course in February. The Subdivision/Land Development course begins tonight. This concludes the spring program.
- f. Public Works Building Construction – Final contract documents have been approved and executed. Site work has begun.
- g. MAP Subscribers Program – Brandywine Conservancy hosted the first MAP subscribers program of the year on March 31 at the Brandywine River Museum. The title of the program was “We are deeply rooted.” Ms. Deaville attended the session and said it was very interesting.
- h. Update to SLDL forms – Ms. Cantlin has begun to revise and update the SLDL forms. She asked members to review the current forms on line and offer suggestions, observations, etc. Ms. Cantlin asked whether all PC members needed paper plans to take home. They agreed they would be willing to share a few hard copies during the meeting. Otherwise electronic copies of the plan were adequate.
- i. WCU Parking – Mr. Thomas noted that the construction of a new dormitory on north campus could impact parking demands on south campus.
- j. Trail Blazer Run – The Trail Blazer Run will take place on June 19, 2014. On-site registration opens at 5:00 pm; the race begins at 6:30 pm. This year’s events are a 5 mile trail run and a 1.5 mile family fun hike. Ms. Cantlin will soon distribute more information.
- k. Meadow Workshop May 29 – There will be a meadow restoration/management workshop at Paradise Farm Camps on May 29. Ms. Cantlin will soon distribute more information.
- l. Park Development – Ms. Cantlin provided a brief update about 2014 park developments (e.g. dog park, Mt. Bradford meadow restoration).

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for May 27, 2014 at 7:30 pm.

**ADJOURNMENT / CONTINUANCE:** At approximately 9:00 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 626 Comerford	May 25, 2014	PC April / BOS May
SD 627 Taraschi	July 21, 2014	PC June / BOS July
SD 629 Nastase	July 21, 2014	PC June / BOS July
SD 606 Ciccarone	N/A	N/A (Prelim approved)
SD 625 CCAA	N/A	N/A (Prelim approved)