

East Bradford Township Planning Commission Meeting Minutes May 27, 2014

The May meeting of the East Bradford Township Planning Commission (PC) was held on May 27, 2014 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

Commission members present:

Anthony (Tony) Biacchi, Chair
Robert Korbonits, Vice Chair
Kathryn Deaville
Don Lynn
Wes Thomas
Bill Tritle

Commission 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 10 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: Ms. Deaville made a motion to approve the minutes from April 22, 2014 as presented. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD #627 Taraschi Final Subdivision Plan (Lot Line Change) – The applicant, Stephen Taraschi, was not present. The applicant was last before the Commission on April 22, 2014.

Review comments have been submitted by:

- Chester County Planning Commission dated April 18, 2014
- Chester County Health Department dated May 16, 2014
- Mark Lucas, P.E., Township Engineer dated May 13, 2014
- Zoning Officer Brenden Beaumont dated May 23, 2014
- Trails Committee dated April 24, 2014
- Environmental Advisory Council dated May 27, 2014

Reviews are pending from:

- Historical Commission
- Parks & Recreation Board
- Green Committee
- Traffic Committee

The Chester County Health Department has asked that a septic replacement area be determined for each lot. The Department has not signed off on the non-building waiver application.

The Planning Commission will be in a position to consider a recommendation once the remaining review comments are received, CCHD comments are satisfied, and the plans are revised to address the review comments.

- b. SD #629 Nastase Final Subdivision Plan – The applicant, Orazio (Jake) Nastase, was present and represented by Robert Flinchbaugh, P.E. The applicant was last before the Commission on April 22, 2014.

Review comments have been submitted by:

- Chester County Planning Commission dated May 7, 2014
- Trails Committee dated April 24, 2014
- Environmental Advisory Council dated May 27, 2014
- Parks & Recreation Board

Reviews are pending from:

- Mark Lucas, P.E., Township Engineer
- Zoning Officer Brenden Beaumont (draft comments were prepared for the PC on May 27, 2014)
- Lisa Thomas, RLA, ASLA, Planner
- Historical Commission
- Green Committee
- Traffic Committee

The review/approval of the planning modules is pending.

There was discussion about the trail easement requested by the Trails Committee. The applicant is agreeable to providing the trail easement, as requested.

The Planning Commission will be in a position to consider a recommendation on the application once the remaining review comments are received.

- c. SD #626 Comerford Subdivision Plan – The applicant was present and represented by Vic Kelly, P.E. and Patrick and Kathryn Comerford.

The Planning Commission was in receipt of:

- Final Subdivision plans dated November 4, 2013, last revised April 24, 2014
- Response letter dated April 24, 2014
- Waiver/modification letter dated April 24, 2014
- Title report

Review comments have been submitted by:

- Township Engineer Mark Lucas dated May 27, 2014
- Environmental Advisory Council dated May 27, 2014

No review comments have been received to date. Reviews are pending from:

- Chester County Planning Commission
- Zoning Officer Brenden Beaumont
- Historical Commission
- Parks & Recreation Board
- Trails Committee
- Green Committee
- Traffic Committee

DEP granted planning module approval on March 11, 2014.

There was discussion about the roadway – improvements required by Code, permits required from PennDOT, and stormwater management. The applicant is seeking several modifications pertaining to this access. The applicant is scheduled to meet with the Supervisors on June 10, 2014 to discuss all requested modifications.

The Planning Commission will be in a position to consider a recommendation on the application once the remaining review comments are received and the Supervisors provide feedback on the waivers/modifications.

- d. SD #626 Chester County Art Association Land Development Plan – The applicant was present and represented by Vic Kelly, P.E., and Darcie Goldberg, Chester County Art Association.

The Planning Commission was in receipt of:

- Final Land Development plans dated June 12, 2013, last revised April 14, 2014
- Erosion and Sedimentation Control Plan Narrative dated September 25, 2013, last revised April 17, 2014
- Post-Construction Stormwater Management Plan Narrative dated June 12, 2013, last revised April 17, 2014
- Response letters dated April 17, 2014 (letters re: general comments, stormwater, transportation, landscaping, and lighting)
- Letter of water availability
- Legal descriptions

Review comments have been submitted by:

- Mark Lucas, P.E., Township Engineer dated May 22, 2014
- Lisa Thomas, RLA, AICP dated May 15, 2014
- Stan Stubbe dated May 12, 2014
- Gilmore & Associates dated May 22, 2014

The following individuals/groups received the plans, but offered no further comment:

- Chester County Planning Commission (Last review dated July 19, 2013)
- Zoning Officer (Last review dated August 27, 2013)
- Fire Department (Last review dated December 3, 2013)
- Environmental Advisory Council (Last review dated March 24, 2014)
- Historical Commission (Last review dated August 20, 2013)
- Parks & Recreation Board (Last review dated June 26, 2013 – no comment)
- Trails Committee (no comment)
- Green Committee (no comment)
- Traffic Committee (no comment)

Mr. Kelly indicated that the applicant would comply with all comments in Mark Lucas' review letter. There are a number of outstanding issues in Gilmore's traffic review. The applicant will meet with Mr. Lucas and Gilmore to resolve these issues. The one remaining outstanding comment in Lisa Thomas' letter concerns the rain garden. Ms. Thomas has asked the applicant to use plugs as opposed to seed for the rain garden. Plugs are not required by Code and The Chester County Art Association won't fund improvements that are not required by Code. The CCAA is making an effort to get grant funding for the plugs, but does not want this issue to delay the project.

The Township and applicant have been discussing the potential to construct a paved trail from the proposed Hillsdale Road entrance to the Windon Manor Country Homes entrance to satisfy the recreation requirement or provide a fee in lieu of in place of both the recreational requirement and sidewalk requirement along Bradford Avenue. A site meeting is scheduled later this week to review the feasibility of this connection.

Mr. Thomas made a motion to recommend final approval of the Chester County Art Association subdivision / land development, consisting of the following documents:

- Plan entitled "Final Subdivision and Land Development Plan – Chester County Art Association" dated June 12, 2013 (last revised April 14, 2014), consisting of 13 sheets
- Erosion and Sedimentation Control Plan Narrative dated September 25, 2013 (last revised April 17, 2014)

- Post-Construction Stormwater Management Plan Narrative dated June 12, 2013, last revised April 17, 2014

In recommending approval, Mr. Thomas recommended granting a waiver/modification from 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.

Mr. Thomas' recommendation to approve the Plan is subject to the following conditions:

1. The applicant and Township shall work together to determine the feasibility of the paved trail from the proposed Hillsdale Road entrance to the Windon Manor Country Homes entrance;
2. 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 Mark Lucas, Brenden Beaumont, Lisa Thomas, Stan Stubbe, and Gilmore & Associates (except as noted below);
3. The applicant shall resolve the remaining traffic items to the satisfaction of the Township Engineer; and
4. The applicant shall pursue grant funding for rain garden plugs, but shall not be required to plant plugs because it is not a Code requirement.

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

- e. Comprehensive Plan Update – Chester County awarded \$35,000 (the amount requested) for the Comprehensive Plan update project.

Ms. Cantlin distributed a draft RFP for the Commission's review and comment. She asked for feedback by this Friday May 30. In order to meet the County's schedule, the Supervisors and County would need to authorize the release of the RFP in June. Proposals would be submitted by mid-July. The PC could interview consultants (if desired) and make a recommendation to the Supervisors during the July meeting. The Supervisors would then be in a position to select the consultant in August.

In the interim, the Planning Commission will give thought to the composition of the Comprehensive Plan Task Force. The Commission feels task force composed of 12-15 members is adequate. A larger committee may make decision making cumbersome.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- a. SD #606 Ciccarone Preliminary Subdivision Plan – Planning modules were sent to the Chester County Health Department earlier in the Month. The CCHD is unable to complete its review because:
 - The existing absorption area and septic tank are not shown on the plan.
 - Due to the amount of disturbance on several lots, the developer must test and reserve replacements before subdivision approval and permit issuance.
 - All test pits must be shown on the subdivision plan (one is missing).
- b. SD #628 Pennington Auto Body Land Development Plan – The Supervisors granted final plan approval in April. Recordation is pending.
- c. Master Planner Course Schedule – Dr. Biacchi attended the Community Planning course in February. The fall schedule is pending.
- d. 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. One line registration is available at www.runtheday.com.

- e. Meadow Workshop May 29 – There will be a meadow restoration/management workshop at Paradise Farm Camps on May 29. Those interested can register through Nancy Holland.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for June 24, 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

Application	Clock Expiration	Next Extension to be Considered
SD 627 Taraschi	July 21, 2014	PC June / BOS July
SD 629 Nastase	July 21, 2014	PC June / BOS July
SD 626 Comerford	August 23, 2014	PC July / BOS August
SD 625 CCAA	August 25, 2014	PC July / BOS August
SD 606 Ciccarone	N/A	N/A (Prelim approved)