

East Bradford Township Planning Commission Meeting Minutes June 24, 2014

The June meeting of the East Bradford Township Planning Commission (PC) was held on June 24, 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

Commission members absent:

Cindy Bush
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: Approximately 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: Mr. Thomas made a motion to approve the minutes from May 27, 2014 as presented. Ms. Deaville 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 time clock for the application will expire on July 21, 2014. The applicant submitted a written request for a 90 day time extension. Mr. Lynn made a motion to recommend that the Board of Supervisors (BOS) grant the applicant's request for a 90 day extension. Mr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new clock will expire October 19, 2014. The applicant is in the process of preparing revised plans and addressing comments from the Chester County Health Department.
- b. SD #629 Nastase Final Subdivision Plan – The applicant, Orazio (Jake) Nastase, was not present. The time clock for the application will expire on July 21, 2014. The applicant submitted a written request for a 60 day time extension. Mr. Lynn made a motion to recommend that the Board of Supervisors (BOS) grant the applicant's request for a 60 day extension. Mr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new clock will expire September 19, 2014. Once the zoning review is complete, the applicant will prepare revised plans for resubmission.
- c. Comprehensive Plan Update – The RFP for the Comprehensive Plan Update was released earlier this month. The mandatory pre-submission meeting is scheduled for June 30, 2014 at 10 am. The Commission discussed potential task force members. The Commission feels that a task force composed of 12-15 members is adequate.

NEW BUSINESS:

- a. SD #630 West Chester University Maintenance Building – The applicant, University Student Housing, was represented by Michael Selby and Christian Sereduke.

University Student Housing submitted a land development application to expand the maintenance building located on Carey Drive. The existing structure is approximately 700 sf and the applicant is proposing an addition of roughly 600 sf. Additional room is needed to accommodate the maintenance parts and supplies for the newest housing area. The site is located in the Planned University District and is surrounded by WCU student housing. The project area is small and there are no evident environmental issues. However, the plan indicates that there are wetland encroachments. The applicant believes this note might be residual from the housing construction and will confirm that there are no wetlands present. The applicant is proposing a 6” pipe to direct stormwater from the building to the nearby SWM facility.

Ms. Deaville made a motion to accept the plan and commence the 90-day time clock. Mr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously.

- b. 2015 Budget – The only 2015 budget item that the PC anticipates is the Comprehensive Plan Update.

MISCELLANEOUS BUSINESS:

- a. SD #606 Ciccarone Preliminary Subdivision Plan – The applicant is working on the NPDES submission and the HOP permit.
- b. SD #625 Chester Co Art Assoc. Land Development Plan – The applicant and Township are working to clarify specifics pertaining to the trail/sidewalk. Final approval is pending.
- c. SD #626 Comerford Subdivision Plan – The applicant met with the BOS last month. The zoning review is pending.
- d. SD #628 Pennington Auto Body Land Development Plan – The plan was recorded.
- e. Master Planner Course Schedule – Fall session pending
- f. Stargazer Brass Quintet – The Stargazer Brass Quintet will perform American patriotic music, jazz and light classics on Tuesday, July 1 from 7:30-8:30 pm at the East Bradford Park Amphitheater, 835 Kenmara Drive, West Chester, PA 19380. Formed in 2013, the Stargazer Brass Quintet was named after Mason and Dixon's Stargazer's Stone in Chester County; the five musicians in the group (tuba, trombone, horn and two trumpets) live in Chester and Delaware Counties, PA and New Castle County, DE. More information is available on the Township website.
- g. WCU Campus Development Plan – Ms. Cantlin will find out the date of the last campus development plan update.

PUBLIC COMMENT: None

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

ADJOURNMENT / CONTINUANCE: At approximately 8:25 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)
SD 630 WCU Maintenance	September 22, 2014	PC August / BOS September