

## **East Bradford Township Planning Commission Meeting Minutes July 22, 2014**

The July meeting of the East Bradford Township Planning Commission (PC) was held on July 22, 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  
Cindy Bush  
Kathryn Deaville  
Don Lynn  
Wes Thomas

**Commission members absent:**

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:** The PC did not act on the June 24, 2014 minutes. The Commission will act on the minutes during their August meeting.

**OLD BUSINESS:**

- a. SD #626 Comerford Subdivision Plan – The time clock for the application will expire on August 23, 2014. The applicant submitted a written request for a 90-day time extension. Mr. Lynn recommended that the Supervisors grant the extension. Mr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the Board, the new clock will expire on November 21, 2014.
- b. SD #630 West Chester University Maintenance Building – The applicant, University Student Housing, was represented by Michael Selby and Christian Sereduke. The applicant and Commission were in receipt of reviews from:
  1. Engineering review prepared by Mark Lucas dated July 1, 2014
  2. Zoning review prepared by Brenden Beaumont dated July 14, 2014
  3. Landscaping review prepared by Lisa Thomas dated July 15, 2014
  4. Lighting review prepared by Stanley Stubbe dated June 20, 2014
  5. Fire review prepared by the West Chester Fire Department dated June 27, 2014
  6. County planning review prepared by the Chester County Planning Commission dated July 1, 2014

The applicant indicated that they intend to pay the fee in lieu of recreational open space dedication and that they will indicate that the proposal has “no impact” on the neighboring historic resources (HR #121 and #122).

Ms. Deaville made a motion to recommend approval of the plans titled “Land Development Plan – Maintenance Building Expansion – West Chester University Southvillage Expansion”, dated June 10, 2014 (no revisions), and

consisting of 5 sheets. Her motion is subject to the applicant complying with the all comments contained in the professional review letters. Mr. Thomas seconded the motion for discussion. Upon discussion, Dr. Biacchi recommended that the motion be amended to include the provision that the applicant will pay the fee in lieu of recreational open space dedication and that they will indicate that the proposal has “no impact” on the neighboring historic resources (HR #121 and #122). Mr. Thomas seconded the amended motion. There was no further discussion and the motion passed unanimously.

- c. Comprehensive Plan Update – The Commission interviewed two planning teams prior to the meeting. They are working to schedule one more meeting before making a recommendation to the Supervisors.

**NEW BUSINESS:** None

**MISCELLANEOUS BUSINESS:**

- a. Brandywine Creek Greenway Draft Strategic Action Plan – Ms. Cantlin indicated that comments are due by September 30. The draft plan is available for review on the Township website (<http://www.eastbradford.org/specialinterest/BrandywineGreenway/BrandywineGreenway.asp>).

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for August 26, 2014, 2014 at 7:30 pm.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:30 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	August 23, 2014	PC July / BOS August
SD 629 Nastase	September 19, 2014	PC August / BOS September
SD 630 WCU Maintenance	September 22, 2014	PC August / BOS September
SD 627 Taraschi	October 19, 2014	PC September / BOS October
SD 625 CCAA	N/A	N/A (Final approved)
SD 606 Ciccarone	N/A	N/A (Prelim approved)