

East Bradford Township Planning Commission Meeting Minutes October 28, 2014

The October meeting of the East Bradford Township Planning Commission (PC) was held on October 28, 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, EdD, Chair
Robert Korbonits, Vice Chair
Kathryn Deaville
Don Lynn, Esquire
Wes Thomas, PhD
Bill Tritle, P.E.

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 five 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: Mr. Korbonits made a motion to approve the minutes from September 23, 2014 as presented. Mr. Tritle seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 626 Comerford Submission #6 – The applicants, Patrick and Kathryn Comerford, were present and represented by Timothy Barnard, Esquire and Vic Kelly, P.E. The Planning Commission was in receipt of the following reviews:
 - Engineering review prepared by Mark Lucas dated September 18, 2014
 - Zoning review prepared by Brenden Beaumont dated October 24, 2014
 - Historic Commission review dated June 3, 2014
 - Environmental Advisory Council dated June 23, 2014
 - West Chester Fire Department review dated June 27, 2014
 - Chester County Planning Commission review dated June 3, 2014
 - Trails Subcommittee of the Parks & Recreation Board dated November 21, 2013

The following boards/committees had no comment:

- Parks & Recreation Board
- Green Committee
- Traffic Committee

DEP granted planning module approval on March 11, 2014.

Mr. Barnard distributed a memo (dated October 28, 2014) to the Commission that summarized the applicant's discussion with the Supervisors on October 9. The applicant is asking that the following Code requirements be deferred until construction on Lots 1 and 3):

- 95-8.C(6): Stormwater management facility plan
- 95-13.C(1)(e): Wetlands delineation
- 95-13.D(9): Easements for stormwater management
- 95-13.D(17)(a through f): Preliminary stormwater management plan
- 95-13.D(18)(a through f): Erosion and sediment pollution control plan
- 95-14.C(12 and 15): Location of stormwater conveyance facilities
- 95-14 C(16) Chester County Conservation District letter
- 95-26: Stormwater management plan compliance
- 95-26.A(10)(b): Drainage easements for stormwater management areas
- 95-35.B(1)(b): Township grading permit and General NPDES permit

The applicant is asking that the following Code requirements be deferred until such time as a building permit for a fifth dwelling off of Copeland School Road is submitted, provided the Code requirements in effect at the time the fifth dwelling permit application is submitted shall be applicable:

- 95-14.C(12 and 15): Location of stormwater conveyance facilities for the private roadway improvements
- 95-17.J(2)(a)[2,3,4, and 7]: Private road improvements
- 95-17.J(2)(d): Compliance with other Township design standards for public roadways
- 95-18.A: Cul-de-sac requirement for private roadway
- 95-18.E: Grading requirements for cul-de-sac areas
- 95-20.A: Horizontal roadway alignment
- 95-22.D: Pavement radius requirements

The following issues would need to be addressed as part of any action on the plan:

- Deed of dedication for Sunset Hollow Road right of way
- Concurrent recordation of conservation and trail easement agreements
- Shared driveway/private road agreement
- Declaration of covenants to document Code deferrals
- MPC time clock to commence improvements

The PC expressed concern about how a future property owner would learn of the deferred obligations. The applicant confirmed that the declaration of covenants would be listed on a title report.

There was discussion about the number of dwelling units that would be permitted on Lot 2 in accordance with agricultural zoning. Agricultural zoning allows for one dwelling unit per 10 acres (without subdivision). With approximately 50 acres, zoning would permit up to five dwellings on Lot 2. However, as part of the conservation easement, the applicant is willing to limit the number of units to three dwellings.

The Commission acknowledged that the applicant discussed the above-listed deferrals with the Supervisors earlier in the month. The Supervisors are amenable to grant the deferrals provided they are adequately documented and recorded. The PC has concerns that this type of approval might set a precedent for future applications and unanimously agreed to maintain a neutral stance on the application.

- b. SD 626 Comerford Time Extension #4 – The time clock for the application will expire on November 21, 2014. The applicant is scheduled to attend the Board of Supervisors (BOS) meeting on November 11 to seek final subdivision approval. If additional time is needed for the BOS to consider action on the plan, the applicant will consider granting a time extension during the November 11 BOS meeting. Ms. Deaville made a motion to recommend a time extension if sought by the applicant. Dr. Biacchi seconded the motion. There was no further discussion and the motion passed unanimously.
- c. SD 627 Taraschi Submission #3 – The applicant, Stephen Taraschi, was not present. The Planning Commission was in receipt of reviews from Township Engineer Mark Lucas (October 20, 2014) and Zoning

Officer Brenden Beaumont (October 23, 2014). There are still unresolved zoning issues. Revised plans were submitted this afternoon.

- a. Comprehensive Plan Update – The Supervisors awarded the planning project to Thomas Comitta Associates earlier in the month. Ms. Cantlin met with the Comitta team last week to discuss revisions to the scope.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- b. Holiday Meeting Schedule – The PC will meet on November 25 (Tuesday before Thanksgiving) and December 16 (3rd Tuesday – the week before Christmas). The PC plans to hold its holiday dinner on December 16 and would like to invite the Pomeroy's.
- c. Master Planner Program Fall Schedule – The Community Planning session recently ended. The zoning course will be held this winter (early 2015) and the subdivision/land development course will be scheduled in the spring. Any Commission members interested in attending a course should notify Ms. Cantlin.
- d. SD 606 Ciccarone – Resubmission pending.
- e. SD 625 CCAA – Recording pending. The Township is working to finalize the deed of dedication with the School District in order to realize the trail.
- f. SD 629 Nastase – Resubmission pending. Mr. Lucas met with the engineers several weeks ago. The applicant is evaluating their options.
- g. SD 630 WCU Maintenance Building – Recording pending.
- h. PC Terms – The following terms expire at the end of 2014: Tritle, Bush, and Deaville. Dr. Biacchi asked the Commission members to consider whether they are interested in serving another term.
- i. Brandywine Trail – Dr. Biacchi inquired why West Bradford removes the leaves from their portion of the trail while East Bradford does not. Ms. Cantlin confirmed that East Bradford has elected not to remove leaves and snow from its portion of the trail. This was a topic of discussion last winter.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for November 25, 2014 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 9:05 pm, Mr. Tritle made a motion to adjourn the meeting. Dr. Biacchi seconded the motion. There was no discussion and the motion passed unanimously.

Mandie Cantlin
Planning Commission Secretary

CURRENT TIME CLOCKS

| Application | Clock Expiration | Next Extension to be Considered |
|------------------------|-------------------------|--|
| SD 626 Comerford | November 21, 2014 | PC October / BOS November |
| SD 629 Nastase | December 18, 2014 | PC November / BOS December |
| SD 627 Taraschi | January 17, 2015 | PC December / BOS January |
| SD 606 Ciccarone | N/A | N/A (Prelim approved) |
| SD 625 CCAA | N/A | N/A (Final approved) |
| SD 630 WCU Maintenance | N/A | PC August / BOS September |