

## **East Bradford Township Planning Commission Meeting Minutes November 25, 2014**

The November meeting of the East Bradford Township Planning Commission (PC) was held on November 25, 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  
Bill Tritle, P.E.

**Commission members absent:**

Cindy Bush  
Wes Thomas, PhD

**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 three 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. Tritle made a motion to approve the minutes from October 28, 2014 as presented. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD 626 Comerford Time Extension #5 – Ms. Cantlin reported that the applicant is working in cooperation with the Township solicitor and North American Lands Trust to prepare the documentation required to complete the subdivision and conservation easement. The time clock for the application will expire on December 21, 2014. The applicant is scheduled to attend the Board of Supervisors (BOS) meeting on December 9 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 December 9 BOS meeting. Mr. Lynn made a motion to recommend a time extension if sought by the applicant. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.
- b. SD 629 Nastase – The applicant, Jake Nastase was not present, but was represented by Ken and Nichole Addis and Andrew M. DeFonzo, PE. Mr. DeFonzo presented an alternative concept plan to the Commission. The alternative plan shows a layout with two separate access driveways. The alternative layout would entail only one waiver, but would require more disturbance, more tree removal, more stormwater management, retaining walls, and would have reduced sight distance. The original layout, which shows a shared driveway, would require four waivers and possibly a variance, but would require less disturbance, tree removal, etc. The Planning Commission favored the shared driveway concept because it requires less disturbance and results in better sight distance. The applicant will consult with Zoning Officer Brenden Beaumont to discuss the potential variance and Ms. Cantlin will share the Planning Commission's position with the Supervisors.
- c. SD 629 Nastase Time Extension #3 – The time clock for the application will expire on December 18, 2014, but the plan is not ready for Township action. The applicant is amenable to a 90-day time extension. Ms. Deaville made

a motion to recommend a time extension. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new clock will expire on March 18, 2015.

- d. SD 627 Taraschi Submission #5 – The applicant, Stephen Taraschi, submitted a revised plan. Mr. Beaumont reviewed the plan and provided a clean zoning review (dated November 25, 2014). The prior engineering review (October 20, 2014) was clean. Mr. Tritle made a motion to recommend final plan approval for the Taraschi lot line change. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously. Dr. Biacchi signed off on the non-building waiver application.
- e. Comprehensive Plan Update – Ms. Cantlin is in the process of working with the Thomas Comitta Assoc. (TCA) team on a revised scope for the comp plan. Ms. Cantlin shared the draft revised scope with the PC. The revised scope modifies aspects of public input, priority area development, and strategy development.

Some have expressed a desire to determine the priority focus areas at the onset of the planning process as opposed to evaluating possible focus areas as part of the planning process. The Planning Commission does not want to circumvent public input during this phase of the project. They would like to see the Township follow the process outlined in the revised scope for Phase 2 – Focus Area Identification and Prioritization.

The PC noticed that the revised scope does not include the focus group aspect that was part of the original scope. The PC sees potential value in the focus groups (depending on the nature of the focus areas). The Commission would like to see an option for focus groups built into the scope in case a focus group would be beneficial to the process.

Dr. Biacchi and Ms. Deaville are interested in participating on the comp plan task force. Other PC members have concerns about availability and time commitment. Dr. Biacchi and Ms. Deaville would prefer a separate meeting day and are available all days with the exception of Friday.

Dr. Biacchi attended a comp plan meeting in West Chester Borough and reported that the Borough envisions expanding downtown to the east, furthering trail connections to East Bradford, and encouraging target development in certain areas. The Borough would like to meet with the East Bradford PC to discuss comprehensive planning.

#### **NEW BUSINESS:**

- a. Pipeline Ordinance – Pursuant to Sections 505 and 609 of the Municipalities Planning Code Ms. Cantlin distributed proposed amendments to certain sections of the Zoning and Subdivision Chapters of the East Bradford Township Code. The proposed amendments pertain to pipeline regulations. The Board of Supervisors will consider, and may adopt, the enclosed amendments during its meeting on December 9. Dr. Biacchi raised questions pertaining to consistency with other municipalities, terminology (“hazardous” versus “toxic”), and nebulous language. Mr. Tritle made a motion to recommend approval of the proposed ordinance. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.
- b. Brandywine Valley Scenic Byway Plan – The Brandywine Valley Scenic Byway Corridor Management Plan is now available for public review and comment. Dr. Biacchi asked whether sidewalks should be addressed, whether the Township is considering de-designation of Rt 162 and Rt 52 (as mentioned in Regulatory Summary No 3.1.4), whether the Township uses cluster development to preserve open space, and about the status of riparian buffer legislation. The PC offered no further comment.

#### **MISCELLANEOUS BUSINESS:**

- a. Holiday Meeting Schedule – The PC would prefer to hold its holiday dinner on December 17 at 6:30 pm at Roger’s Bistro. Ms. Cantlin will confirm the reservation.
- b. 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.
- c. SD 606 Ciccarone – Resubmission pending.

- d. 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.
- e. SD 630 WCU Maintenance Building – Plans have been submitted for signature and recording.
- f. 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.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission, scheduled for December 16, 2014, is canceled.

**ADJOURNMENT / CONTINUANCE:** At approximately 9:15 pm, Mr. Tritle made a motion to adjourn the meeting. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

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	December 21, 2014	PC October / BOS November
SD 627 Taraschi	January 17, 2015	PC December / BOS January
SD 629 Nastase	March 18, 2014	PC November / BOS December
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