

East Bradford Township Planning Commission Meeting Minutes January 27, 2015

The January meeting of the East Bradford Township Planning Commission (PC) was held on January 27, 2015 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
Bill Tritle, P.E.

Commission members absent:

Cindy Bush
Don Lynn, Esquire
Wes Thomas, PhD

Staff/Professionals present:

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager

Staff/Professionals absent:

Mark Lucas, PE, Township Engineer
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: Dave and Jennifer Rudolph, 825 West Miner Street, commented about SD 629 Nastase. Mr. and Mrs. Rudolph own the property immediately west of the Nastase property. Historically, the Nastase and Rudolph property owners have obtained access to their respective properties via a shared driveway apron. Recently, Mr. Nastase erected bollards along the property line through the apron. This reduced the width of the Rudolph entrance to approximately 8 feet. Mr. and Mrs. Rudolph maintain that the modifications to the entrance have made their ingress more hazardous. They intend to pursue action to obtain a prescriptive easement from Mr. Nastase and they asked that the Commission consider their access as they review the application in the coming months. Ms. Cantlin shared that Mr. Nastase has directed his consultants to stop working on the application for the time being.

MINUTES: Ms. Deaville made a motion to approve the minutes from November 25, 2014 as presented. Mr. Tritle seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 626 Comerford Time Extension #6 – The applicant, Patrick Comerford, was present. He expressed his desire to move this application forward. 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 finalize the subdivision and conservation easement. The time clock for the application will expire on February 15, 2015. Ms. Deaville 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. Comprehensive Plan Update – Ms. Cantlin distributed a revised scope. The scope was modified in response to comments from the Planning Commission and Supervisors. The main changes are: 1) removal of the process to identify key themes, 2) reincorporation of a focus group (for the bike/pedestrian goal), 3) additional detail to the community workshop section, and 4) additional detail to the market commentary aspect. The Commission agreed that they would like to see one or two additional “open” goal themes that could be determined through the on-line survey process and that adequate time be allocated between the online survey and the community workshop so that the consultant has ample time to assess the results of the survey.

The Planning Commission recommended that the Supervisors select a task force consisting of 12-15 members. The Commission recommended that the Supervisors consider the following candidates (depending on level of interest and availability of potential participants):

- Biacchi, Tony
- Ward, David
- Spangler, John H.
- Bausinger, Marianne
- Cavanaugh, Ken
- Deaville, Kathryn Y.
- Fleming, Sheila
- Hatzipavrides, Harry
- Bedwell, Mark
- Rothman, Fred
- Schaum, P. Andrew
- Bergmann, Kathy J.
- Bohn, Scott
- Johnson, John
- Renshaw, Jean
- Yarnall, Jo Anne

Last month, Dr. Biacchi attended a comp plan meeting in West Chester Borough and reported that the Borough would like to meet with the East Bradford PC to discuss comprehensive planning. Ms. Cantlin reached out to representatives of the Borough Planning Commission and Comprehensive Plan Task Force to coordinate a discussion.

NEW BUSINESS:

- a. West Whiteland Township Corridor Plan – The Township is in receipt of a draft of West Whiteland's Lincoln Highway and Whitford Road Corridor Plan. This Plan is intended to be an amendment/addendum to their Comprehensive Plan. The study area does not abut East Bradford Township. Ms. Deaville commented about the improvements to the Chester Valley Trail and noted a need for additional parking. The Planning Commission otherwise had no comment.

MISCELLANEOUS BUSINESS:

- a. Sycamore Tree – The Board of Supervisors requested review and comment on the matter of the sudden and unauthorized removal of a sycamore tree on S. Creek Road at the entrance to the Delacy property (aka West Chester United Soccer Club). After discussion, the Planning Commission agreed that there is no benefit to being punitive and questioned the value of the William Penn and compensatory planting provisions in general. Mr. Tritle questioned whether the Township has the authority to enforce its regulations in the PennDOT right of way.
- b. Planning Commission Bylaws – The Planning Commission reviews its bylaws approximately every two years. The Commission recommended several minor changes. Ms. Cantlin will update the bylaws in advance of the February meeting.
- c. Ethics Statements – Ms. Holland distributed ethics statements for signature. Members should sign and return the form.
- d. Master Planner Program Fall Schedule – The zoning course is scheduled for March 4, 18, and 25 and the subdivision and land development review course is scheduled for May 28, June 4, and 11. Any Commission members interested in attending a course should notify Ms. Cantlin.
- e. SD 606 Ciccarone – Final plan submission is pending.
- f. 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. The CCAA may be interested in phasing the project over time.

- g. Brandywine Trail – Mr. Tritle recommended that the Township post signage along the Brandywine Trail to clearly explain that the Township does not treat the trail in the winter (plow, deice). Trail users do not understand why only part of the trails is plowed/treated.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for February 24, 2015 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 9:00 pm, Mr. Tritle made a motion to adjourn the meeting. Mr. Korbons 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	February 15, 2015	PC January / BOS February
SD 629 Nastase	March 18, 2014	PC February / BOS March
SD 606 Ciccarone	N/A	N/A (Prelim approved)
SD 625 CCAA	N/A	N/A (Final approved)
SD 627 Taraschi	N/A	Complete; recorded
SD 630 WCU Maintenance	N/A	Complete; recorded