

East Bradford Township Planning Commission Meeting Minutes February 24, 2015

The February meeting of the East Bradford Township Planning Commission (PC) was held on February 24, 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
Don Lynn, Esquire

Commission members absent:

Cindy Bush
Wes Thomas, PhD
Bill Tritle, P.E.

Staff/Professionals present:

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager
Mark Lucas, P.E., 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 7:35 pm by Chair Biacchi.

PUBLIC COMMENT: None

ORGANIZATION FOR 2015:

- a. Recognition of appointed and reappointed members – Bill Tritle, Kathryn Deaville, and Cindy Bush were reappointed by the Supervisors during the organization meeting. Don Lynn's term is due to expire at the end of 2015.
- b. Chair – Ms. Cantlin assumed the role of Temporary Chair for the purpose of taking nominations for Chair. On a motion made by Mr. Korbonits and seconded by Mr. Lynn, the Commission unanimously reappointed Anthony Biacchi as Chair.
- c. Vice Chair – On a motion made by Ms. Deaville and seconded by Mr. Lynn, the Commission unanimously reappointed Robert Korbonits as Vice Chair.
- d. Recording Secretary – On a motion made by Ms. Deaville and seconded by Mr. Korbonits, the Commission unanimously reappointed Ms. Cantlin as Recording Secretary.
- e. 2015 Meeting Dates – PC meetings will be on the fourth Tuesday of each month at 7:30 pm. The only exception for 2015 is the December meeting (December 15 instead of December 22). Work Sessions will be held at 6:30 pm or 7 pm on the day of the meeting on an as needed basis.
- f. PC Solicitor and PC Special Council – The Supervisors appointed Unruh, Turner, Burke & Frees as general counsel and Parke, Barnes, Spangler, Oeste & Wood as special counsel.

MINUTES: Ms. Deaville made a motion to approve the minutes from January 27, 2015. Mr. Korbonits seconded the motion for discussion. Upon discussion, Dr. Biacchi noted that the surname in the public comment section was

misspelled. Ms. Deaville revised her motion to approve the minutes provided the surname is corrected. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 629 Nastase – The applicant submitted a letter of waiver request. The Commission recommended that the letter be forwarded to the Supervisors. In November 2014, the Planning Commission favored the shared driveway concept because it requires fewer disturbances and results in better sight distance.

Ms. Cantlin said that Zoning Officer Brenden Beaumont reviewed the question as to whether or not a zoning variance would be required to enable the shared driveway (if approved by the Supervisors) to cross the property line. Mr. Beaumont opined that the zoning requirement would become moot if the Supervisors grant the related relief.

Dave Rudolph and Jennifer Caltabiano (owner), 825 West Miner Street, were present with Helga Knox, the prior owner of their property. The Planning Commission was in receipt of a letter from Tom Mohr who is representing Rudolph and Caltabiano. They are pursuing a prescriptive easement to use the full width of the existing access. They expressed disappointment that the letter of waiver request from the applicant's engineer did not mention the dispute that a portion of the driveway at the entrance is shared.

Ken and Nicole Addis, 823 West Miner Street, submitted a letter to the Planning Commission stating their position with regard to the driveway. They maintain that the driveway was never shared and that the enlarged access is a result of a surveying error.

Ms. Cantlin clarified that there is no action for the Planning Commission to take with regard to the driveway dispute. The attorneys representing Rudolph/Caltabiano and Addis are working to resolve the matter.

The time clock for the application will expire on March 18, 2015. Ms. Deaville made a motion to recommend a 90-day time extension. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously. If approved by the Supervisors, the new clock will expire on June 16, 2015.

- b. Comprehensive Plan Update – Ms. Cantlin reported that the Supervisors approved the scope as drafted. The County is scheduled to sign off on the scope in March or April. The following task force candidates have confirmed that they are willing and able to participate in the effort:

- Bedwell, Mark
- Bergmann, Kathy J.
- Biacchi, Tony
- Bohn, Scott
- Deaville, Kathryn Y.
- Fleming, Sheila
- Hatzipavrides, Harry
- Rothman, Fred
- Schaum, P. Andrew
- Spangler, John H.
- Yarnall, Jo Anne

The following people declined:

- Renshaw, Jean
- Ward, David

The following people have not yet responded:

- Bausinger, Marianne
- Cavanaugh, Ken
- Johnson, John

NEW BUSINESS:

- a. Outdoor Advertising Billboards Ordinance – Mr. Korbonits made a motion to recommend adoption of the Outdoor Advertising Billboards Ordinance. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.
- b. Wireless Communication Facilities Ordinance – Ms. Deaville made a motion to recommend adoption of the Wireless Communication Facilities Ordinance. Mr. Lynn seconded the motion. There was no further discussion and the motion passed unanimously.
- c. Chester County Municipal Grant Application – Dr. Biacchi made a motion to endorse the submittal of a Chester County Municipal Grant Program application for acquisition. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

- a. Sycamore Tree – Last month, 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). 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. Dr. Biacchi noted that the Board of Supervisors will be discussing the tree during its March 10, 2015 meeting (7:00 pm). ABC members are invited to attend. Dr. Biacchi confirmed that the PC’s position remains as it was recorded in the January minutes.
- b. Planning Commission Bylaws – Ms. Cantlin updated the bylaws to reflect the PC’s input. Dr. Biacchi signed the amended bylaws.
- 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 – The applicant submitted planning modules; the staff is reviewing.
- f. SD 625 CCAA – Recording pending. No updates.
- g. SD 626 Comerford – The applicant and Township continue to work through subdivision and easement issues.

PUBLIC COMMENT: None

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

ADJOURNMENT / CONTINUANCE: At approximately 8:45 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 629 Nastase	March 18, 2014	PC February / BOS March
SD 626 Comerford	April 10, 2015	PC March / BOS April
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