

East Bradford Township Planning Commission Meeting Minutes March 24, 2015

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

Commission members absent:

Kathryn Deaville
Don Lynn, Esquire
Wes Thomas, PhD

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: No guests were present

CALL TO ORDER: The meeting was called to order at 7:35 pm by Chair Biacchi.

PUBLIC COMMENT: None

MINUTES: Mr. Tritle made a motion to approve the minutes from February 24, 2015. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 626 Comerford –The time clock for the application will expire on April 10, 2015. The applicant and Township continue to work through subdivision and easement issues, but the outstanding issues will not be resolved prior to April 10. The applicant has granted an extension until June 15, 2015. Mr. Tritle made a motion to recommend the time extension. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.
- b. Comprehensive Plan Update – The Township received the contract from the County. The Supervisors are expected to appoint the task force during their April meetings. The first meeting of the comprehensive plan task force will likely occur on May 1 from 6:00-8:00 pm.

NEW BUSINESS:

- a. Pipeline Ordinance – During the ordinance hearing earlier this month, the Supervisors directed the staff to amend the ordinance to address the protection of historical resources in the context of pipeline transmission facilities. Mr. Tritle made a motion to recommend adoption of the ordinance. Ms. Bush seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

- c. Sycamore Tree – Earlier in the month, the Board of Supervisors discussed the tree removal with the property owner (Delacy) and representatives from the West Chester United Soccer Club (WCUSC). The Supervisors, WCUSC

representatives, and Delacy agreed that the property owner and soccer club would pursue improvements to the entrance. Mr. Delacy stated he would comply with the ordinance requirements for compensatory planting. The Township agreed to support Mr. Delacy and the WCUSC in the preparation of a Highway Occupancy Permit to PADOT with technical assistance consultation and that staff would coordinate a meeting with the WCUSC and property owner to review current Township ordinances and regulations that are applicable to the property. Vice Chair Egan also recommended the WCUSC Board of Directors prepare some type of memorial from the tree remnants, requested the appointment of a Township Parks and Recreation Board Member to the WCUSC Board of Directors (as an ombudsman) and for the Township to undertake a program to inventory and identify William Penn Trees throughout the Township.

- d. Master Planner Program Schedule – 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. Dr. Biacchi asked whether the county might consider expanding their course offerings for those who have attended all of the master planner programs.
- e. Chester County Municipal Grant Application – Last month, the PC supported a grant submission to Chester County for funding to acquire a 6.9-acre property adjacent to the Plum Run in the Strode’s Mill Historic District. The Township was awarded the grant in the amount of \$105,000.
- f. SD 606 Ciccarone – No updates.
- g. SD 625 CCAA – Recording pending; no updates.
- h. SD 629 Nastase – The applicant submitted a letter of waiver request in February. The Commission recommended that the letter be forwarded to the Supervisors, and indicated that they favored the shared driveway concept because it requires fewer disturbances and results in better sight distance. The Supervisors reviewed the letter during their March work session. The Supervisors recognized the disagreement between the neighbors with regards to the access and suggested that the counsel for the applicant attempt a cooperative solution with the parties. The Township recently learned that the applicant is in the process of switching engineering firms.
- i. Budget Article – The PC discussed the budget article prepared by the Township Manager. They questioned whether the Township should be pursuing new projects (e.g. dog park) if there are significant maintenance needs on existing facilities.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for April 28, 2015 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:15 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 626 Comerford	April 10, 2015	PC March / BOS April
SD 629 Nastase	June 16, 2015	PC May / BOS June
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