

East Bradford Township Planning Commission Meeting Minutes April 28, 2015

The April meeting of the East Bradford Township Planning Commission (PC) was held on April 28, 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
Bill Tritle, P.E.

Commission members absent:

Cindy Bush
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 March 24, 2015. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

- a. Riparian Buffer Ordinance – The PC was in receipt of a proposed ordinance amending the Riparian Buffer Area regulations. Mr. Tritle made a motion to recommend adoption of the ordinance. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously.

- b. Harvey Rezoning – Thomas Harvey, owner of Harvey's Garage located at 821 Downingtown Pike, wishes to subdivide the property for estate planning purposes. Currently, the lot contains both the existing vehicle repair business at the lot frontage with Downingtown Pike and a residential dwelling to the north. Mr. Harvey would like to subdivide the lot to create separate lots for the business and the residence. Currently, the lot is located in the R-3 Residential Zoning District. The lot may be able to be subdivided two ways. One option would be to subdivide under the R-3 Zoning District regulations, with the resulting lot containing the vehicle repair business being a conforming lot with a non-conforming use. A second option would be to subdivide the property with the residence on a lot conforming to the R-3 Zoning District and the vehicle repair business on a lot conforming to the C-1 Commercial Zoning District and rezone the lot to the C-1 Commercial Zoning District (located immediately across Downingtown Pike and at other locations within the Township). The Planning Commission supported option two – subdivision and rezoning – and supported adding vehicle repair use (and/or similar) to the C-1 district. They suggested that the vehicle repair use (and/or similar) be permitted by conditional use (so conditions can be attached) and/or that regulations be added to the Code to manage such uses. The PC suggested the Township consider expanding C-1 uses – they mentioned auto body repair and small scale hazardous waste disposal.

MISCELLANEOUS BUSINESS:

- a. Comprehensive Plan Update – The first meeting is scheduled for May 6 from 6:00-8:00 pm. Dr. Biacchi suggested that the consultant provide an overview of the comprehensive planning process, purpose, etc.
- b. 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.
- c. SD 606 Ciccarone – The applicant is working on the public water access.
- d. SD 625 CCAA – Recording pending; no updates.
- e. SD 626 Comerford – Township staff recently met with the applicant to advance issues pertaining to the conservation easement.
- f. SD 629 Nastase – The applicant is now using Register Associates.
- g. SD 631 Ice Museum – Owner Pete Stack submitted a land development application to improve the museum. This matter will be on the Commission’s May 26 agenda.
- h. Trail Blazer Run – The Trail Blazer Run will take place on Thursday June 18 at Paradise Farm Camps. The race starts at 6:30 pm. There is a 5 mile trail run and a 1 ½ mile family fun hike. PC members are encouraged to participate or volunteer – registration is available at www.runtheday.com/race/trailblazerrun.
- i. Brandywine Trail Networking Event – Save the Date notices were distributed for the May 29 Brandywine Trail Networking Event earlier in the month. The event will begin at 9:00 a.m. with a meet-and-greet period, followed by words from key funders/stakeholders.
- j. WCU Golden Ram Trail – Dr. Biacchi inquired whether the recently-opened Golden Ram Trail is associated with the most recent campus development. Ms. Cantlin and Mr. Lucas confirmed that it is.
- k. Sycamore Tree – Dr. Biacchi inquired about the status of the sycamore tree matter. Mr. Lucas reported that the Board of Supervisors (BOS), West Chester United Soccer Club (WCUSC) representatives, and the property owner (Delacy) agreed that the property owner and soccer club would pursue improvements to the entrance. Mr. Delacy agreed to comply with the ordinance requirements for compensatory planting. BOS Vice Chair Egan recommended the WCUSC Board of Directors prepare some type of memorial from the tree remnants.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for May 26, 2015 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:10 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	June 15, 2015	PC May / BOS June
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)