

East Bradford Township Planning Commission Meeting Minutes May 26, 2015

The May meeting of the East Bradford Township Planning Commission (PC) was held on May 26, 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
Don Lynn, Esquire
Wes Thomas, PhD
Bill Tritle, P.E.

Commission members absent:

Kathryn Deaville

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: Three guests (including applicants)

CALL TO ORDER: The meeting was called to order at 7:30 pm by Chair Biacchi.

PUBLIC COMMENT: None

MINUTES: Mr. Korbonits made a motion to approve the minutes from April 28, 2015. Dr. Thomas seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 626 Comerford – The time clock for Comerford will expire on June 15, 2015. The applicant is making significant progress on the easement and intends to seek an extension in June if it is needed. Dr. Biacchi made a motion to recommend a time extension if one is sought by the applicant. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.
- b. SD 629 Nastase – The time clock for Nastase will expire on June 16, 2015. The applicant has granted a 90-day time extension. Dr. Biacchi 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 granted by the Supervisors, the new clock will run until September 14, 2015.

NEW BUSINESS:

- a. SD 631 Ice Museum – The property owner/applicant, Peter Stack, was present. He explained that he's seeking land development approval to construct a staging building for visitors (akin to a shed) at the Ice Museum located at 825 Sconnetown Road. The property is in the R-3 zoning district and is surrounded by residential and institutional uses. Mr. Stack noted that there will be a minor change to the orientation of a museum piece, a railroad box car that will be placed on the property on the revised plan submission.

The Commission and applicant are in receipt of reviews from Township Engineer Mark Lucas (May 8, 2015), Zoning Officer Brenden Beaumont (May 21, 2015), Chester County Planning Commission (May 15, 2015), and

the Township Trails Committee (May 21, 2015), Historical Commission (May 19, 2015). The EAC had no comment (April 27, 2015).

The Trails Committee recommended that the Township work to secure a trail easement across the property frontage. However, the PC and applicant expressed concern that a trail would adversely impact the historic trolley stop and the historic setting of the bank barn.

Brenden's review indicates that a zoning variance would be needed to increase the non-conforming lot coverage from 16.47% to 17.37% (the maximum coverage permitted is 15%). His review notes that the prior land development plan decreased the lot coverage from 20.15% to 16.47%. There was discussion about the need for a zoning variance.

Mr. Lynn made a motion to accept the application to commence the 90-day time clock and recommended that the Supervisors grant final land development approval, subject to the following conditions:

1. Satisfactory resolution of the lot coverage issue outlined in Brenden Beaumont's review dated May 21, 2015;
2. Compliance with Mark Lucas review letter dated May 8, 2015;

Mr. Lynn also recommended that the Supervisors waive the dedication of recreational open space or fee in lieu thereof on the basis that this is an educational museum. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.

- b. Wireless Ordinance – The Commission is in receipt of a revised wireless ordinance. Dr. Biacchi made a motion to recommend approval of the ordinance. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

- c. Comprehensive Plan Update – The first meeting of the task force took place on May 6. Dr. Biacchi noted that it is a positive group. The next meeting will include a bus tour as well as discussion about the survey and distribution of the survey.
- 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.
- e. SD 606 Ciccarone – The applicant is working on the public water access.
- f. SD 625 CCAA – Recording pending; no updates.
- g. 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.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for June 23, 2015 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:30 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 631 Ice Museum	August 24, 2015	PC July / BOS August
SD 606 Ciccarone	N/A	N/A (Prelim approved)
SD 625 CCAA	N/A	N/A (Final approved)