

East Bradford Township Planning Commission Meeting Minutes August 25, 2015

The August meeting of the East Bradford Township Planning Commission (PC) was held on August 25, 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
Wes Thomas, PhD
Bill Tritle, P.E.

Commission members absent:

Cindy Bush

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: 24 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 July 28, 2015. Mr. Tritle seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 629 Nastase – The time clock for the application expires on September 14, 2015. The Township is in receipt of a letter from the applicant approving a 90-day extension to consider the application. Ms. Deaville made a motion to recommend the Supervisors accept the 90-day extension request. Dr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously. If accepted by the Supervisors, the new time clock will expire on December 13, 2015.

NEW BUSINESS:

- a. SD 632 Tigue – The applicant, Toll Brothers, was present and represented by Louis Colagrec, Jr., Esquire, Riley Riper Hollin & Colagrec; Andrew Semon, Toll Brothers Division President; and Brown Vincent, Toll Brothers Land Acquisition Manager. Bea Duffy was present on behalf of the Tigue family. Toll Brothers has the 85+/- acre tract under agreement. The applicant submitted two concept plans – a 66 unit plan and a 91 unit plan. Toll desires to advance the 91-unit concept. The plans envision public water and sewer. The tract is identified on the Official Map as “land proposed for future conservation easement.” The Official Map also depicts proposed trails along Tigue Road and a cul-de-sac immediately east of the Tigue tract.

The Planning Commission was in receipt of reviews from: Mark Lucas, P.E., Township Engineer (August 20, 2015); Brenden Beaumont, Zoning Officer (August 20, 2015); Environmental Advisory Council (July 27, 2015); Historical Commission (August 4, 2015); Trails Committee (August 20, 2015); and Traffic Committee (August 20, 2015). Neither the Parks & Recreation Board nor the Green Committee had comment.

Mr. Colagreco commented that the review comments are well taken and that they provide valuable direction. It is evident that steep slope disturbance issues and riparian buffer delineation issues are the major factors that likely will impact the layout of the project. The capacity of the Strode's Mill pump station also is important since the station will be receiving flows from the development. The applicant acknowledged that the pump station will need to be upgraded. No zoning relief is anticipated at this point.

Traffic planning and access onto Lenape and Tigie Roads was discussed. The applicant intends to comply with the Township road design requirements and offer the roads for dedication. The Traffic Committee expressed concern about school bus traffic and parents parking at entrance points. The applicant is amendable to providing wider entrances to accommodate temporary parking. Numerous residents expressed concern about the traffic volume that will be generated by the development. The access onto Lenape Road is uncertain – it could be used for full access or for emergency access only. Balancing traffic circulation and rural character are a challenge and Toll Brothers will seek guidance from the Township. The applicant noted that the traffic impact study, which has not been conducted yet, will evaluate trip generation, warrants, etc. The following residents commented about traffic and circulation:

- Christina Adams, Regimental Drive, asked whether a traffic light would be installed at the Lenape/Tigie Road intersection. Mr. Semon responded that the traffic impact study would investigate whether any intersections meet the warrants for a signal. Ms. Adams further commented that installing a cul-de-sac on Tigie Road would push more traffic to Birmingham Road.
- Joe Walton, Lenape Road, noted that Lenape Road already has high traffic volume and a considerable number of accidents. He is concerned that an additional access onto Lenape will make conditions worse.
- Karen Tankle, Tigie Road, cares about the beautiful nature of Tigie Road and would rather not see more traffic volume on Tigie.
- Andrew Schaum, Birmingham Road, urged the Township to think regionally when it comes to circulation. He does not think a cul-de-sac on Tigie Road makes sense and he encouraged the Township to plan intelligently and work collaboratively with Toll Brothers to accomplish a sound design.

The applicant acknowledged that sidewalks are required by code. The applicant is amenable of providing a trail between the Strode's Mill property and West Chester University. Approvals may be needed to cross the Plum Run confluence within the property located southwest of the Lenape/Tigie intersection.

The 91-lot concept envisions a mixture of single family dwellings and carriage homes. The houses will have 2- and 3-car garages with additional parking in the driveways. The single family dwellings likely will be 3,200-4,200 sf (on lots averaging 15,000 sf). The carriage homes will be 2,300-2,600 sf. The following residents commented about housing:

- Christina Adams, Regimental Drive, inquired whether this level of density is permitted by Code. The open space development option allows for smaller lots with the provision of common open space and public utilities.
- Tamra Walton, Lenape Road, inquired about the number of units within each carriage house. There will be 3-4 units per house, similar to Toll Brothers' Applebrook Meadows community.

Mr. Semon said that Toll Brothers intends to keep the historic barn in some capacity on the open space. They are still evaluating the structural soundness of the house, but envision keeping the house on a single lot. The other barn located northwest of the house is not historic and will be demolished.

Rachel Petkevis, Regimental Drive, inquired about people she has seen along the property line she shares with the Tigie tract and about stakes and flagging that appear to her to be on her property. Mr. Semon will inquire whether the survey crew has been marking the boundary line and/or wetland areas.

The applicant will continue to develop the engineering and will likely be back before the Township with a conditional use plan in the future. In the interim, the Planning Commission wishes to schedule a site walk.

MISCELLANEOUS BUSINESS:

- a. Comprehensive Plan – The Comprehensive Plan continues to progress. The developer panel discussion will take place at 2 pm on September 2 and the community workshop is tentatively scheduled for September 29 (time to be determined). Dr. Biacchi was not present at the last meeting, but expressed reservation about the process. Ms. Cantlin discussed the challenging schedule and mentioned that she is working with Thomas Comitta Associates to prepare a guidance document to assist the task force members. In addition, supplemental meetings may be added to the schedule to enable more discussion.
- b. Master Planner Program Schedule – The fall schedule is pending.
- c. Application Updates –
 - 1. SD 606 Ciccarone – The applicant submitted final plans based on the preliminary application approved in 2014. The applicant will be before the PC in September.
 - 2. SD 625 CCAA – Recording pending; no updates.
 - 3. SD 626 Comerford – The applicant and Township continued to make gradual progress on the easement and subdivision approval.
 - 4. SD 631 Ice Museum – The zoning hearing board granted relief. The decision and order is pending.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for September 22, 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 629 Nastase	September 14, 2015	PC August / BOS September
SD 626 Comerford	September 15, 2015	SD Letter Signature Pending
SD 631 Ice Museum	November 22, 2015	PC October / BOS November
SD 606 Ciccarone	December 10, 2015	PC November / BOS December
SD 625 CCAA	N/A	N/A (Final approved)
SD 632 Tigue	N/A	N/A (Sketch only)