

## **East Bradford Township Planning Commission Meeting Minutes November 24, 2015**

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

**Commission members absent:**

**Staff/Professionals present:**

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager  
Mark Lucas, P.E., Township Engineer  
PC Special Council

**Staff/Professionals absent:**

Brenden Beaumont, Zoning Officer  
Planning Commission Solicitor

Others in attendance: 15 guests (including applicants)

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

**PUBLIC COMMENT:** None

**MINUTES:** Mr. Korbonits made a motion to approve the minutes from September 22, 2015. Dr. Thomas seconded the motion. There was no discussion and the motion passed unanimously.

**OLD BUSINESS:**

- a. SD 632 Tigie Conditional Use – The applicant, Toll Brothers, was represented by Andrew Semon, Toll Brothers; John Wichner, P.E., PTOE, McMahon Associates; Louis Colagreco, Jr., Esquire, Riley Riper Hollin & Colagreco; and Bea Duffy, Tigie Family.

The conditional use application is based on the 91-unit sketch plan that was submitted earlier this year. The 91 units consist of 26 new single family dwellings (SFD), one existing dwelling, and 64 carriage homes. The tract is in the R-2, R-3, and R-4 zoning districts and is surrounded by residential and institutional uses. There are two historic resources on the tract – HR 137 and HR 355. The applicant is proposing 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 Tigie Road and a cul-de-sac immediately east of the Tigie tract.

The first conditional use hearing is scheduled for December 3, 2015 at 7 p.m.

Review comments have been submitted by:

- Mark Lucas, P.E., Township Engineer dated November 23, 2015
- Brenden Beaumont, Zoning Officer dated November 16, 2015
- Lisa Thomas, RLA, ASLA, Planner dated November 17, 2015
- Amy Kaminski, Traffic Engineer dated November 3, 2015
- Historical Commission dated November 17, 2015
- Environmental Advisory Council dated October 26, 2015

- Traffic Committee dated August 20, 2015
- Trails Committee dated November 19, 2015
- Chester County Planning Commission dated November 5, 2015

The following groups had no comment:

- Parks & Recreation Board
- Green Committee

Reviews are pending from:

- Fire Company

As a result of the review comments, the applicant intends to:

- Adjust lots to provide room for standard improvements (e.g. decks)
- Reconcile the traffic study with the plan (Entire development is no longer age-targeted.)
- Perform further stormwater management analysis
- Review the ordinance requirement for dedication of active recreational open space

There was discussion about traffic and circulation. The applicant discussed the options and challenges relating to the offset between the development roads north and south of Tigue Road. The applicant estimates that the total trips per day will average 470 with peaks between 45-50 trips. Currently, no acceleration/deceleration lanes are indicated on Lenape Road. The applicant will reexamine acceleration/deceleration lanes when they update the traffic study.

The Planning Commission asked about the parking requirements. Mr. Colagreco said that the applicant is providing the number of spaces required by code – 3 ½ spaces per carriage home and 4 spaces per SFD. The PC questioned whether this would be ample to accommodate household cars if the garage is used for storage and to accommodate guests.

With regards to sewer, the applicant recognizes that the pump station will need to be upgraded to accommodate the development. The conditional use plan failed to net out the sewer easement, but the applicant found that the calculations were acceptable once the easement was incorporated.

There was discussion about the Trails Committee recommendations. Mr. Tritle asked that the applicant evaluate the feasibility of connecting the northeastern portion of the tract to the northern portion of the Golden Ram Trail and locating the trail south of Tigue Road between the houses and the Plum Run. There was also discussion about the Trails Committee recommendation to connect the trail to the Strode's Barn property owned by the Township. The applicant acknowledged that this connection would be complex due to environmental constraints. They would prefer to dedicate the property at the corner of Tigue and Lenape Road to the Township so that the Township can accomplish the connection. The surface of the trail is to be determined; the applicant is seeking direction from the Township.

There was discussion about the riparian buffer area (RBA) associated with the southern tributary to Plum Run. Mr. Lucas noted that it is an impaired stream, which indicates that the RBA may need to be modified.

The applicant reported that the Historical Commission will be providing a recommendation with regards to the use of the existing house. The barn may be stabilized to remain in the HOA open space.

Glackin Thomas' letter asks the applicant to expand/augment the recreational facilities. The applicant will review the ordinance requirements, but is open to suggestions from the Township.

Patrick McKenna was present on behalf of West Goshen Township. He asked what the PC's position is on the cul-de-sac shown on the Township Official Map. Dr. Thomas expressed his opposition to the cul-de-sac, saying that he doesn't think it makes sense. When asked about West Goshen's position, Mr. McKenna said that West Goshen doesn't want the cul-de-sac.

The Planning Commission will discuss the application further next month and work towards crafting their recommendation to the Supervisors.

- b. SD 606 Ciccarone – The time clock for the application expires on December 10, 2015. The Township is in receipt of a letter from the applicant approving an extension until January 19, 2015. Dr. Thomas made a motion to recommend that the Supervisors accept the time extension requested by the applicant. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.
- c. SD 629 Nastase – The time clock for the application expires on December 13, 2015. The Township is in receipt of a letter from the applicant approving a 90-day extension to consider the application. The applicant reported that John Good, Nastase’s attorney, is working on a driveway agreement with Tom Mohr, the neighbor’s attorney. Once the agreement is signed, John Good will schedule a meeting with the Township to discuss the subdivision. Dr. Thomas made a motion to recommend the Supervisors accept the 90-day extension request. Mr. Tritle 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 March 12, 2016.

**NEW BUSINESS:**

- a. SD 633 West Chester Sportsplex – The applicant, Tim Horan with Philly Sport & Social, was present along with business partner Rick McIntyre. The applicant is proposing to improve the Swim Club Property located at 935 West Miner Street as a for-profit recreational multi-purpose sports complex. Improvements to the property could include:
  - Fill existing pond and swimming pools (leaving a small pond) and construct two multi-purpose fields and a softball field in the same location
  - Pave the parking areas
  - Renovate the tennis court, volleyball court, pavilion, and horseshoe pits
  - Install lights to illuminate new ball fields and parking areas
  - Construct a new field house
  - Clear the property of debris and overgrown foliage

Permitted activities could include:

- Recreational sports leagues for youth and adults
- Sports instruction programs
- Sports camps
- Family, community, and corporate outings

The property is in the R-3 district and is surrounded by residential uses. The Township’s Mt. Bradford Preserve is located across the street. The property is identified on the Official Map as “Future Park Land” and a proposed trail is envisioned along the southern property line (adjacent to Miner Street).

Mr. Horan is in negotiations with the property owner, but submitted a letter of authorization with the application.

Kathryn Deaville announced that her property is adjacent to the subject property. She recused herself from voting, but will participate in discussion.

To date, reviews have been received from:

- Parks & Recreation Board dated November 19, 2015
- Trails Committee dated November 19, 2015

Reviews are pending from:

- Historical Commission
- Environmental Advisory Council
- Traffic Committee
- Green Committee

Mr. Horan envisions that the facility would operate from about 9 am to 10 or 11 pm. Planning Commission members and neighbors expressed concern about alcohol consumption, noise, and lighting associated with evening use. Mr. Horan stressed that the success of the facility hinges on evening use and that he envisions that the facility will be staffed when in use. He stressed that he demands good and respectful behavior from his participants. With regards to lighting, Mr. Lucas suggested that the applicant investigate the maximum pole height permitted by code. The applicant stated that he does not envision using scoreboards.

The sketch plan proposes to use a shared driveway located on 911 West Miner Street to accommodate traffic flow in/out of the property. A survey is needed to confirm the actual location of this driveway. Mr. Tritle suggested that the applicant identify the best location for ingress/egress and not restrict himself to existing access points.

The PC asked where restroom facilities would be located. The applicant may work to utilize some of the existing facilities and/or use portable facilities in the short term.

Mark Pontzer (969 West Miner Street) expressed that he and his neighbors are "cautiously optimistic" about the application. He shared concerns about lights, noise, hours, and traffic. He and his neighbors have young children and they do not want the use to have a negative impact on their families. They also have concerns about a public trail in their back yard. Mr. Pontzer noted that the Blackhorse Run, which flows through the property, has increased in width and volume over time and he is concerned that the increased impervious surface will have additional negative impacts. If the applicant uses portable restrooms, Mr. Pontzer expressed the importance of regular cleaning to prevent odors. He also noted that the property had been a gun club and that lead could be present on the property. Mr. McIntyre recognized that a Phase I environmental study needs to be performed.

Evert Tinder (901 West Miner Street) expressed concerns about noise, evening use, and alcohol use. He asked whether the applicant intended to provide a PA system; Mr. Horan does not envision a PA system.

Over the course of the next month, the advisory boards and commissions will comment on the application. The applicant can then choose how he wants to proceed and will have the option to return to the PC.

#### **MISCELLANEOUS BUSINESS:**

- a. Act 42 – On October 7, 2015, Governor Wolf signed into law Act 42 of 2015 which amends Pennsylvania's Municipalities Planning Code (MPC) to permit municipalities to appoint up to three residents of the municipality as alternate members of the planning commission. More specifically, Act 42 addresses appointment of alternative members of the planning commission and assigns them a four year term of service. In addition, when seated by designation to sit in a place with a regular member who has recused themselves or been disqualified by the governing body, the alternate member will be permitted to participate in all proceedings, discussions and vote during the proceedings for which they have been seated. The new Act further provides that alternates may participate in any proceeding or discussion of the planning commission, but shall not be entitled to vote as a member or reimbursed unless designated as a voting alternate member. Once an alternate member of the planning commission has been seated on a matter, they will continue to serve in all matters relating to the case for which they were initially designated until a final decision is made on that matter. Alternates will be prohibited from serving as members of the municipality's zoning hearing board or as a zoning officer. The PC discussed the provisions of the Act and agreed that they do not believe alternatives are warranted. Mr. Korbonits made a motion to recommend to the Supervisors that they do not appoint PC alternatives. Mr. Lynn seconded the motion. There was no discussion and the motion passed unanimously.
- b. Comprehensive Plan – The Comprehensive Task Force met on November 4. They discussed West Chester Borough cooperation, project prioritization, and vision and mission statements. In lieu of a December meeting, TCA will be distributing draft materials for review/comment. The next meeting is scheduled for January 6; however, a joint meeting with West Chester Borough is scheduled for December 14.
- c. Master Planner Program Schedule – The fall schedule is pending.
- d. Application Updates –
  1. SD 625 CCAA – The applicant is planning to submit a revised land development plan in the future.
  2. SD 626 Comerford – The conservation easement has been finalized and the plan has been recorded.

3. SD 631 Ice Museum – The application was approved by the Supervisors earlier in the month. Recording is pending.
4. SD 632 Tigie – CU submission pending.
  - a. Holiday dinner – The PC agreed to go out to dinner in January. Ms. Cantlin will distribute dates.

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for December 15, 2015 at 7:30 p.m.

**ADJOURNMENT / CONTINUANCE:** At approximately 9:30 p.m, the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin  
Planning Commission Secretary

**CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
SD 606 Ciccarone	December 10, 2015	PC November / BOS December
SD 629 Nastase	December 13, 2015	PC November / BOS December
SD 632 Tigie	January 17, 2016	Next hearing deadline
SD 625 CCAA	N/A	N/A (Final approved; recording due)
SD 631 Ice Museum	N/A	N/A (Final approved; recording due)
SD 633 WC Sportsplex	N/A	N/A (Sketch plan)
SD 626 Comerford	N/A	N/A (Complete)