

East Bradford Township Planning Commission Meeting Minutes January 26, 2016

The January meeting of the East Bradford Township Planning Commission (PC) was held on January 26, 2016 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.

Commission members absent:

Wes Thomas, PhD

Staff/Professionals present:

Michael Lynch, Township Manager
Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager
Mark Lucas, P.E., Township Engineer
Thomas Oeste, Esquire, PC Special Council

Staff/Professionals absent:

Brenden Beaumont, Zoning Officer
Planning Commission Solicitor

Others in attendance: 11 guests (including applicants)

Vince Pompo, Esquire, Chair, Board of Supervisors
Mary Sue Boyle, Historical Commission
Ken Cavanaugh, Traffic Committee
Patrick Davis, Traffic Committee
Patrick McKenna, Esquire

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

PUBLIC COMMENT: None

MINUTES: Mr. Tritle made a motion to approve the minutes from December 15, 2015. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 632 Tigue Conditional Use – The applicant, Toll Brothers, was represented by Andrew Semon, Toll Brothers and Louis Colagreco, Jr., Esquire, Riley Riper Hollin & Colagreco.

The Planning Commission was in receipt of a letter from Toll Brothers withdrawing the prior conditional use plan. Concurrently, the applicant submitted a supplemental conditional use application. In addition to the original conditional use request to utilize the open space development option, the applicant is seeking the ability to allow a sewer line to run parallel to the Plum Run within the riparian buffer area and to allow stormwater management facilities to be located in the riparian buffer area. The layout is very similar to the prior submission. There are still 91 units consisting of 26 new single family dwellings (SFD), one existing dwelling, and 64 carriage homes. Mr. Semon reviewed some of the changes to the plan:

- One multifamily dwelling unit was moved from the south side to the north side.
- The SFDs on the south side were relocated from the south of Road E to the north side of the road.
- Parking areas and sidewalks were added throughout the development.
- The access road intersections with Tigue Road were shifted.

- The tennis court area was shifted to the south to obtain the required buffer area.
- Road D was extended to accommodate the multifamily unit from the south.

The Commission inquired about the amount of area designated for active recreation (4 acres). The applicant is including the hillside to the east of the tennis court area in the area calculation on the basis that the open land can be used for Frisbee, sledding, and similar recreational uses.

There was discussion about parking. The applicant is proposing to provide a 2 car garage for each carriage home. In addition, there will be at least one car length between the garage and the street. Mr. Lynch inquired whether Toll Brothers has required homeowners to park their cars in the garage (as opposed to using them for other storage). Mr. Semon is not aware of any such restrictions in Toll Brothers HOA documents. Mr. Semon invited the Commission to visit the Applebrook community in Willistown to look at the parking situation there since the product is similar. Dr. Biacchi reported that he had visited the community and noticed that there was considerable on-street parking.

The applicant anticipates that retaining walls may be needed to meet Code requirements for roadway slopes.

Mr. Semon reported that there are no warrants/indications for additional traffic controls (lights, stops, access/decals lanes) at the Lenape Road intersections. The applicant is proposing to widen Tigie Road in areas to obtain a consistent 20-foot width. No speed calming is proposed on Tigie Road.

Patrick Davis (Traffic Committee) reported that school buses will likely travel the through road between Lenape Road and Tigie Road, but will not travel down cul-de-sac roads. The PC recognized that this is another reason to carefully consider on-street parking. There was discussion about widening the interior roads to accommodate parallel parking. The applicant indicated that this may be feasible, but that widening the road will increase the impervious coverage.

Ken Cavanaugh (Traffic Committee) said that PennDOT will want the intersection of Lenape Road and Road C to line up with the Ciccarone access. The applicant had offset the access to obtain better sight distance and require less disturbance.

The surface of the proposed trail along Tigie Road has not been determined. Mr. Tritle commented that the surface between Roads A and E should be macadam or concrete to allow for strollers to travel from the south side of the community to the recreation area. Mr. Tritle expressed interest again in shifting the trail to the south side of the houses on the south side of Tigie Road for more scenic views. The applicant raised concerns about environmental impact and privacy.

Joe Tankle (962 Tigie Road) inquired about the future of the historic resources. Mr. Semon replied that they are waiting for input from the Historical Commission. Mary Sue Boyle (Historical Commission) shared information about the role the property may have played in the troop movement that preceded the Battle of the Brandywine. She shared that the County is working on a Brandywine Battle plan and that there are efforts to expand the boundary of the Battlefield.

The applicant is proposing to transfer the lot at the intersection of Tigie and Lenape Roads to the Township. Mr. Tankle expressed interest in the property.

The Planning Commission will discuss the application further next month and work towards crafting their recommendation to the Supervisors. The next hearing is scheduled for March 8, 2016 at 7:30 pm.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- a. Comments from Board of Supervisors (BOS) Chair Pompo – BOS Chair Vince Pompo was in attendance. He thanked the Commission for the work they do and particularly noted their efforts in the approval of the Ciccarone and Comerford plans during 2015. He plans to attend more PC meetings this year and remains available to the PC should they have questions or concerns.

- b. Comprehensive Plan – Thomas Comitta Associates distributed the first round of draft content earlier in the month. The next meeting of the East Bradford task force is scheduled for February 3, 2016.
- c. Organization – The PC will organize next month. Given that the regular PC meetings are now scheduled for the 4th Tuesday (as opposed to the 1st Tuesday as they used to be), the PC could amend the bylaws to organize in January in the future. Ms. Cantlin announced that Tom Comitta was appointed Township planner during the organization meeting.
- d. Master Planner Program Schedule – The spring schedule was distributed. The zoning course is being offered in March and the subdivision program in May. Anyone who is interested in attending should contact Ms. Cantlin.
- e. Application Updates –
 - 1. SD 606 Ciccarone – The Supervisors granted conditional final plan approval in January.
 - 2. SD 625 CCAA – The applicant is planning to submit an application to the Zoning Hearing Board for a dimensional variance. Ms. Cantlin distributed a concept plan of the revised layout.
 - 3. SD 629 Nastase – No updates.
 - 4. SD 633 West End Swim Club – No updates.
- f. Riparian Buffer Seminar – Mr. Tritle attended a riparian buffer seminar at the Brandywine Conservancy earlier in the month. He shared highlights from the seminar and noted that the Township’s ordinance already contains the elements recommended by the Conservancy.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for February 23, 2016 at 7:30 p.m.

ADJOURNMENT / CONTINUANCE: At approximately 9:10 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 632 Tigue	March 8, 2016	Next hearing
SD 629 Nastase	March 12, 2016	PC February / BOS March
SD 606 Ciccarone	N/A	N/A (Final approved; recording due)
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)