

East Bradford Township Planning Commission Meeting Minutes March 22, 2016

The March meeting of the East Bradford Township Planning Commission (PC) was held on March 22, 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
Kathryn Deaville
Bill Tritle, P.E.

Commission members absent:

Cindy Bush
Don Lynn, Esquire
Wes Thomas, PhD

Staff/Professionals present:

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager
Mark Lucas, P.E., Township Engineer
Thomas Oeste, Esquire, PC Special Council
Thomas Comitta, AICP, CNU-A, RLA

Staff/Professionals absent:

Michael Lynch, Township Manager
Brenden Beaumont, Zoning Officer
Planning Commission Solicitor
Amy Kaminski, P.E., PTOE

Others in attendance: nine 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 February 23, 2016, as presented. Mr. Tritle seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

1. SD 632 Tigue Conditional Use – The applicant, Toll Brothers, was represented by Louis Colagreco, Jr., Esquire, Riley Riper Hollin & Colagreco; Andrew Semon, Toll Brothers; Brown Vincent, Toll Brothers; and Jeff Rogers, Toll Brothers.

Mr. Comitta had prepared and submitted to the PC two alternative layout plans. Both plans focused all the development in the northern parcel; neither plan abided by the R-3/R-4 zoning line that bisects the northern property. Mr. Semon and Mr. Colagreco expressed several concerns about the alternative plans prepared by TCA, including: impact to the terms of sale, zoning relief required, extended timeframe to design/approve, and increased construction cost. It is important to Toll Brothers to retain a combination of single family and cottage dwellings.

The PC expressed concern that the alternative plans might result in additional impact to the view sheds from the roadways because houses would likely be located in front of, or on top of, the knoll on the eastern side of the northern parcel. To understand the visual impact of the current plan, the PC requested an additional sight line rendering from the applicant to illustrate the possible view in this location.

There was some discussion about how this project might compare to the Willistown project that is under construction. Mr. Semon reported that the cul-de-sacs in East Bradford will be wider and the housing setbacks would undulate more than in Willistown. The Willistown development was designed to comply with the codes of

that community. The Willistown homes are a combination of stone and off-white siding, which the PC prefers. Toll can provide a similar palette in East Bradford, but does intend to offer at least one brick option for the single family homes.

Mr. Semon commented that Toll can be flexible when it comes to placing landscaping and clarified that construction activity generally begins on the downhill side and works upward.

There was discussion about the trail. Mr. Semon and Mr. Rodgers met with Mr. Lucas, Ms. Cantlin, and Ms. Adams to review the conceptual trail location within the parcel located on the southeast corner of Lenape and Tigue Roads. The parcel is very environmentally constrained, which would make the construction of a bridge and trail very difficult. Alternative bridge locations will be evaluated.

Mr. Semon also reported that he met with Bob Struble with the Brandywine Red Clay Alliance. Mr. Struble is interested in streambank stabilization within the southern parcels. Toll Brothers is willing to provide access to the property for this work, but funding is uncertain. Any streambank maintenance requirements will be the responsibility of the HOA.

The applicant will be meeting with members from the Historical Commission (HC) on March 29 to discuss the historic structures. Toll also is scheduled to attend the next HC meeting on April 19.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

1. Comprehensive Plan – The first final draft of the plan was distributed on Friday March 18. The next Comprehensive Plan meeting is scheduled for March 30. The public meeting before the Planning Commission is scheduled for May 3.
2. Trainings and workshops – The Master Planner subdivision and land development course is coming up in May. Mr. Tritle is planning to attend the primer on planning, zoning, subdivision and land development, and the official map at the Brandywine Conservancy on April 2.
3. Forestry Ordinance – The forestry ordinance is going to be further revised as a result of discussion that took place at the last Supervisors meeting. The revised ordinance will be before the Commission in the future. In the interim, the PC should forward any comments or questions to Mr. Beaumont.
4. Application Updates –
 - a. SD 606 Ciccarone – The applicant is working on the plans and documents for recording.
 - b. SD 625 CCAA – Mr. Lucas is working on the trail alignment; the applicant is considering submitting a revised plan.
 - c. SD 631 Ice Museum – Plans for recording are expected this week.
 - d. SD 629 Nastase – Mr. Lucas reported that the Nastases and the neighbor have reached an agreement with regards to the driveway. He expects that the subdivision will proceed in the near future.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for May 3, 2016 at 7:30 p.m. (first Tuesday in May as opposed to the fourth Tuesday in April, which is primary election day).

ADJOURNMENT / CONTINUANCE: At approximately 8:55 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	April 12, 2016	Next hearing
SD 629 Nastase	June 10, 2016	PC April / BOS May
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)