

East Bradford Township Planning Commission Meeting Minutes May 3, 2016

The April meeting of the East Bradford Township Planning Commission (PC) was held on May 3, 2016 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822. (The meeting was originally scheduled for April 26, 2016, but was postponed due to the primary election. The May 3 meeting was advertised in the Daily Local News on April 26, 2016.)

Commission members present:

Anthony (Tony) Biacchi, EdD, Chair
Robert Korbonits, Vice Chair
Kathryn Deaville
Wes Thomas, PhD
Bill Tritle, P.E.

Commission members absent:

Don Lynn, Esquire
Cindy Bush

Staff/Professionals present:

Michael P. Lynch, Township Manager
Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager
Mark Lucas, P.E., Township Engineer
Jennifer Leister Reitz, Thomas Comitta Associates
Natasha Manbeck, McMahon Associates, Inc.

Staff/Professionals absent:

Brenden Beaumont, Zoning Officer
Planning Commission Solicitor
Thomas Comitta, AICP, CNU-A, RLA
Amy Kaminski, P.E., PTOE
Thomas Oeste, Esquire, PC Special Council

Others in attendance: Four 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 March 22, 2016, as presented. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

1. SD 629 Nastase – The time clock for the application expires on June 10, 2016. The Township is in receipt of a letter from the applicant seeking a 90-day extension to consider the application. Ms. Cantlin spoke to the applicant and was told that they reached an agreement with the neighbors and are finalizing the house plans, which will be used to update the subdivision plans. They hope to submit revised plans in the near future. Mr. Thomas made a motion to recommend the Supervisors accept the 90-day extension request. Ms. Deaville 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 September 8, 2016.

NEW BUSINESS:

1. Comprehensive Plan – Jennifer Leister Reitz and Natasha Manbeck were in attendance to present the final draft of the Comprehensive Plan to the Commission. This meeting serves as the public meeting required by the MPC. Ms. Reitz provided an overview of the plan purpose, process, and content. Open space preservation remains an

important component of the Township's future, but because the Township open space program has been successful, this plan focuses on four different themes:

- a. Revitalization of Route 322/Downingtown Pike corridor between West Chester Borough and the Timber Top Farm trailhead.
- b. Revitalization of Bradford Avenue/Lenape Road between Route 322/Downingtown Pike and Birmingham Road.
- c. Bicycle and pedestrian connectivity and circulation.
- d. Coordination with West Chester Borough.

Three reoccurring themes throughout the plan are opportunities for higher density residential development and mixed use development along the Borough border, improved bicycle and pedestrian connectivity, and multi-municipal cooperation with West Chester. Ms. Reitz also noted that the energy chapter is a new addition to the MPC and Chester County VPP grant requirements; this component was not in the 2004 Plan.

Pat Chesko inquired about how the improvements envisioned in the Comprehensive Plan might impact traffic. Ms. Manbeck noted that bike/ped improvements (e.g. bike lines, narrower travel lanes, etc.) can help to calm traffic. Mr. Lynch commented that commercial uses are typically more traffic intensive than residential uses. Ms. Chesko also inquired about the maintenance of Bradford Avenue. Mr. Lynch described the shared ownership of the roadway – some portions are owned/maintained by West Chester; others by East Bradford. The Borough is not able to repave the roadway in 2016, but both parties plan to do the work in 2017. The road will be milled down to a lower grade before it is repaved.

Dr. Biacchi made a motion to recommend that the Comprehensive Plan be distributed to the CCPC and Township PC for formal review. Ms. Deaville seconded the motion. There was no further discussion and the motion passed unanimously. The final hearing is tentatively scheduled for July 12.

2. Forestry Ordinance – For some time, Zoning and Codes Enforcement Officer Brenden Beaumont has been working on a forestry ordinance in cooperation with the Supervisors and EAC. The ordinance is scheduled for a hearing in June. Mr. Korbonits asked why a woodland is defined as anything over ¼ acre. Ms. Cantlin will pass his inquiry onto Mr. Beaumont for response. The PC postponed discussion until May 24.

MISCELLANEOUS BUSINESS:

1. Trainings and workshops – The Master Planner subdivision and land development course is coming up later this month.
2. Alternate PC Members – Mr. Tritle shared a discussion he had with David Ward from Chester County. Mr. Ward's interpretation of the new law is more flexible in that he does not believe that an alternate needs to 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. Rather, while the alternate would be expected to attend most PC meetings, they would only act during meetings when their vote is needed. When a vacancy opens up on the PC, the alternate would step into the permanent seat. Ms. Cantlin will poll other municipalities to see if any appointed alternates and, if they did, how the arrangement is functioning.
3. PC Member Voting – Mr. Tritle also reported that there is momentum building for remote/electronic meeting participation/voting, but that is further off in the future.
4. Chester County Multimodal Handbook – Mr. Tritle talked about a workshop he attended on the County's new multimodal handbook. Electronic copies of the handbook are available at <http://www.landscapes2.org/transportation/projects.cfm>.
5. Application Updates –
 - a. SD 606 Ciccarone – The applicant is working on the planning modules with DEP and Aqua.
 - 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 are ready for recording, but the CCPC has an outstanding balance that needs to be resolved.
 - d. SD 632 Tigue Conditional Use – The next hearing is scheduled for May 10, 2016.
6. Trail Blazer Run – The Trail Blazer Run is scheduled for June 16. Registration and volunteer sign-up is open at https://www.runtheday.com/registration/race_info/trail-blazer-run-sponsored-by-victory-brewing1.
7. Naturalist Walk – The spring walk has been scheduled for Saturday, May 15th at 2pm with a rain date of Saturday, May 22nd at 2pm. The walk will take place at the Harmony Hill Nature Area.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for May 24, 2016 at 7:30 p.m.

ADJOURNMENT / CONTINUANCE: At approximately 8:45 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	May 10, 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)