

East Bradford Township Planning Commission Meeting Minutes May 24, 2016

The May meeting of the East Bradford Township Planning Commission (PC) was held on May 24, 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
Wes Thomas, PhD

Commission members absent:

Cindy Bush
Don Lynn, Esquire
Bill Tritle, P.E.

Staff/Professionals present:

Michael P. Lynch, Township Manager
Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager

Staff/Professionals absent:

Mark Lucas, P.E., Township Engineer
Brenden Beaumont, Zoning Officer
Planning Commission Solicitor
Thomas Oeste, Esquire, PC Special Council

Others in attendance: One guest

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 May 3, 2016, as presented. Dr. Thomas seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

1. 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 on June 14. The Planning Commission was not comfortable with several aspects of the ordinance and did not make a recommendation:
 - a. They felt that the ¼ acre threshold was too restrictive
 - b. They were concerned that this low threshold could result in an administrative burden for staff
 - c. They felt that the terminology “well stocked” in the definition of Woodland was too vague

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

1. Comprehensive Plan – The final draft will be distributed to the County, school district, and adjacent municipalities this week. A hearing is scheduled for July 12.
2. Trail Blazer Run – The Trail Blazer Run is scheduled for June 16. Registration is open at https://www.runtheday.com/registration/race_info/trail-blazer-run-sponsored-by-victory-brewing1.

3. Alternate PC Members – Last month, the PC asked Ms. Cantlin to poll other municipalities to see if any appointed PC alternates and, if they did, to find out how the arrangement is functioning. Ms. Cantlin received responses from 21 municipalities. Of those, three had PC alternates – Uwchlan, East Brandywine, and Franklin. Uwchlan and East Brandywine both had PC alternates before the Act was adopted; Franklin Township was the only municipality to appoint alternates as a result of the Act. East Brandywine’s alternates are not counted towards a quorum and do not vote on matters. Uwchlan and Franklin have their alternates serve in all sessions relating to the matter until a final decision is made. All municipalities use the arrangement as a way to train and orient potential PC members; the alternates typically step into a vacancy when one becomes available.

Ms. Cantlin obtained a second opinion as to whether an alternate member is required to serve in all sessions relating to the matter for which they were initially designated until a final decision is made on that matter (regardless of whether the regular PC member is available for future discussions on the matter). There appears to be some room for interpretation; there may not be an obligation for the alternate to remain seated on a particular matter once the regular PC member returns.

The PC did not make any recommendations, but they stressed the importance of predictable attendance and dedication.

4. Trainings and workshops – Nothing discussed.
5. Application Updates –
 - a. SD 606 Ciccarone – No new updates.
 - b. SD 625 CCAA – No new updates.
 - c. SD 629 Nastase – No new updates.
 - d. SD 631 Ice Museum – Plans were recorded.
 - e. SD 632 Tigue Conditional Use –The applicant completed its testimony in May. The next hearing is scheduled for June 14, 2016.
 - f. Billboards – Ms. Deaville wanted to confirm that the billboards on Rt 322 will not be replaced once their leases expire. Ms. Cantlin and Mr. Lynch will follow up on this. The PC asked to review the sign ordinance.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for June 28, 2016 at 7:30 p.m.

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 632 Tigue	June 14, 2016	Next hearing
SD 629 Nastase	September 8, 2016	PC July / BOS August
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 (Recorded)