

East Bradford Township Planning Commission Meeting Minutes June 28, 2016

The June meeting of the East Bradford Township Planning Commission (PC) was held on June 28, 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
Don Lynn, Esquire
Wes Thomas, PhD
Bill Tritle, P.E.

Commission members absent:

[Vacant]

Staff/Professionals present:

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

Staff/Professionals absent:

Michael P. Lynch, Township Manager
Brenden Beaumont, Zoning Officer
Planning Commission Solicitor
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: Dr. Thomas made a motion to approve the minutes from May 24, 2016, as presented. Mr. Tritle seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

1. Comprehensive Plan – The final draft of the Comprehensive Plan was distributed for 45-day review last month. To date, review comments have been received from Chester County and West Whiteland Township. The hearing is scheduled for July 12. There was discussion about the energy section and whether or not the commentary should be curtailed. Dr. Biacchi and Ms. Deaville, who sat on the task force, recalled that the group wanted to take a leading role in environmental action and adopt an ethical and civil-minded approach. The PC saw value in leaving the section as written, especially in light of the fact that the verbiage could be used to provide a foundation for funding. Mr. Tritle made a motion to recommend adoption of the Comprehensive Plan Update as presented. Dr. Biacchi seconded the motion. There was no discussion and the motion passed unanimously.

NEW BUSINESS:

1. WCU Campus Development Plan – West Chester University was represented by Mark Mixner and Mark Pavlovich. The Planned University Zoning District requirements stipulate that the University is to routinely prepare and present to the Township comprehensive plans for future development (campus development plans). The University is not proposing changes to the current Campus Development Plan at this time. Mr. Mixner explained that the University is investigating the potential of additional housing in the Glen Echo region of South Campus. They are looking at as many as 400 beds. WCU also is considering replacing/improving the convenience store associated with the oldest section of housing on South Campus, as well as constructing a basketball court. Dr. Pavlovich explained that the need for south campus housing is at least in part due to increased retention rate and existing housing pressure within the Borough and West Goshen. WCU recognizes

that factors such as access, traffic, parking, bussing, open space, and sewer will all have to be considered as planning advances. As with prior phases, University Student Housing would be developing the project. They should know whether these projects are going to advance in the next 2-3 months.

MISCELLANEOUS BUSINESS:

1. Sign Ordinance Review – Ms. Cantlin reviewed Mr. Beaumont’s responses to the PC’s questions:
 - a. The Code states that, “Outdoor advertising billboards shall not be a digital format” (115-95.5.G). Do we need a clarification in 115-95.4.C? Mr. Beaumont does not believe a clarification is needed.
 - b. The Code states that, “The sign shall not operate past 11:00 p.m. when the sign is visible from a residential district or use.” Does this take into account time of year and whether or not foliage obstructs the view? The code does not consider season or foliage. Ms. Deaville suggested that the Township consider these factors in light of Senator Dinniman’s draft legislation (<http://www.senatordinniman.com/dinniman-introduces-electronic-billboard-legislation>).
 - c. Is the language in 115-92.B and 115-95.4 strong enough to prohibit an LED or HD sign or a sign’s visual impact on a residence or other adjacent property owners? Section 115-92.B prohibits moving, animated, or flashing signs.
 - d. If a sign turns off at 11:00 p.m., what time in the a.m. can it be turned on? This is unclear; clarification is warranted.
 - e. Does “static message” mean the billboard cannot display wording similar to the bottom screen messages that appear on TV channels like CNN? Correct.
 - f. Can we regulate the timeframe to repair a damaged sign that is not a hazard? Yes, this is addressed in 115-92.I.

In addition, the PC inquired whether there are any known studies evaluating whether digital billboards impact vehicular accident rates.

2. Forestry Ordinance – The Supervisors adopted the forestry ordinance earlier in the month. At the PC’s recommendation, the terminology “well stocked” was removed.
3. PC Vacancy – Cindy Bush has stepped down from the Planning Commission due to her work schedule. Ms. Cantlin distributed a list of residents who have expressed interest in the Commission in the last five years. Ms. Cantlin will post an announcement on the website and Facebook and contact those who have expressed interest in the past to see whether they remain interested.
4. Trainings and workshops – Nothing discussed.
5. Application Updates –
 - a. SD 606 Ciccarone – Ciccarone has indicated that they do not plan to proceed with the project. The final plan will not be recorded.
 - b. SD 625 CCAA – Staff is working on the trail and the applicant will be before the Zoning Hearing Board in July for a small dimensional variance.
 - c. SD 629 Nastase – Ms. Addis was present. She reported that Register is working on the engineering plans. She anticipates that a revised plan will be submitted in the near future. She reported that they have reached an agreement with the neighbor with regards to access. The agreement will be finalized when the subdivision plan is approved.
 - d. SD 632 Tigue Conditional Use –The Township began its testimony in June. The next hearing is scheduled for July 12. Dr. Biacchi expressed concern about parking, view sheds, and construction sequence.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for July 26, 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	July 12, 2016	Next hearing
SD 629 Nastase	September 8, 2016	PC July / BOS August
SD 625 CCAA	N/A	N/A (Final approved; recording due)
SD 606 Ciccarone	N/A	N/A (Final approved; recording due)

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