

East Bradford Township Planning Commission Meeting Minutes July 26, 2016

The July meeting of the East Bradford Township Planning Commission (PC) was held on July 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
Don Lynn, Esquire
Wes Thomas, PhD

Commission members absent:

Kathryn Deaville
Bill Tritle, P.E.
[Vacant]

Staff/Professionals present:

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager

Staff/Professionals absent:

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

Others in attendance: Three 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. Lynn made a motion to approve the minutes from June 28, 2016, as presented. Dr. Thomas seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

1. SD 629 Nastase – Nicole Addis was present on behalf of the applicant. The time clock for the application expires on September 8, 2016. The Township is in receipt of a letter from the applicant seeking a 90-day extension to consider the application. Revised plans were submitted last week and the applicant will likely be before the Commission in August. Dr. Thomas made a motion to recommend the Supervisors accept the 90-day extension request. Mr. Korbonits 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 December 7, 2016.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

1. Comprehensive Plan – The hearing was conducted last month. Final minor revisions are being made to the plan, which is slated to be before the Supervisors for approval on August 9. Representatives from the Daily Local News site may be before the Commission in August with a development concept grounded in the Comprehensive Plan update.
2. PC Vacancy – Ms. Cantlin distributed information from seven interested candidates. The PC would like to interview all candidates over the course of two months. They will begin interviews at 6:30 pm. Joe Fauntleroy was in attendance and asked several questions of the Commission.

3. Trainings and workshops – Nothing discussed.
4. Application Updates –
 - a. SD 625 CCAA – Staff is working on the trail and the applicant was before the Zoning Hearing Board on July 21 for a small dimensional variance.
 - b. SD 632 Tigue – The next Tigue conditional use hearing is scheduled for August 9. The Commission inquired whether Public Works Director John Carroll should testify with regards to road maintenance.
 - c. WCU Campus Development Plan –This matter will be before the Supervisors on August 4 (6 pm).

PUBLIC COMMENT: Mark Mitchell (Clover Ridge) inquired about the land development process. He is interested to learn about any upcoming applications involving a parcel adjacent to his property.

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

ADJOURNMENT / CONTINUANCE: At approximately 8:00 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)