

East Bradford Township Planning Commission Meeting Minutes September 27, 2016

The September meeting of the East Bradford Township Planning Commission (PC) was held on September 27, 2016 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

Commission members present:

Robert Korbonits, Vice Chair
Kathryn Deaville
Don Lynn, Esquire
Wes Thomas, PhD
Bill Tritle, P.E.

Commission members absent:

Anthony (Tony) Biacchi, EdD, Chair
[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: two guests were present

CALL TO ORDER: The meeting was called to order at 7:35 p.m. by Vice Chair Korbonits.

PUBLIC COMMENT: None

MINUTES: Dr. Thomas made a motion to approve the minutes from August 23, 2016, as presented. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

1. Historic Resource Map and Bed and Breakfast Ordinance Amendment – The Township is proposing to revise the Bed and Breakfast Estate provisions by: 1) changing the approval process from special exception to conditional use and 2) amending the map to change HR #167 from Class I DOE to Class I (this is the property that is seeking approval for a bed and breakfast estate). The Chester County Planning Commission had no comment. Ms. Deaville recommended adoption of the ordinance. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

1. PC Vacancy – Prior to the meeting, the Commission interviewed several more candidates for the vacancy. They will make a recommendation to the Supervisors.
2. Application Updates –
 - a. SD 625 CCAA – No updates.
 - b. SD 629 Nastase – The applicant, represented by Nichole Addis, submitted the landscaping plan this day. This will be on the Commission's October 25 agenda.

- c. SD 632 Tigie – The Tigie conditional use hearing concluded on September 13. The Supervisors have 60 days to render a decision.
- 3. Poultry Regulations – Ms. Cantlin mentioned that the PC would likely be considering poultry regulations next month.
- 4. Sconnelltown Road Drainage – Dr. Thomas inquired about the drainage for the development on Sconnelltown Road. Ms. Cantlin reported that the Township is working to resolve the issue with the developer and property owner.
- 5. Budget – Dr. Thomas inquired about the cost of police service. The budget is available on line.

PUBLIC COMMENT: None.

NEXT MEETING: The next meeting of the Planning Commission is scheduled for October 25, 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 Tigie	November 12, 2016	Decision due
SD 629 Nastase	December 7, 2016	PC October / BOS November
SD 625 CCAA	N/A	N/A (Final approved; recording due)