

## East Bradford Township Planning Commission Meeting Minutes October 25, 2016

The October meeting of the East Bradford Township Planning Commission (PC) was held on October 25, 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 Trittle, P.E.  
Joe Fauntleroy (in training)

**Commission members absent:**

Ash Swayne

**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: four guests (including applicants) were present

**CALL TO ORDER:** The meeting was called to order at 7:30 p.m. by Chair Biacchi. Dr. Biacchi announced that Ash Swayne was appointed to fill the unexpired term of Cindy Bush. Ash will begin in December. Joe Fauntleroy is joining the Commission as an "in training" member.

**PUBLIC COMMENT:** None

**MINUTES:** Dr. Thomas made a motion to approve the minutes from September 27, 2016, as presented. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

**OLD BUSINESS:**

1. SD 629 Nastase – The applicant, represented by Nicole Addis, was in attendance. The Planning Commission was in receipt of revised plans (last revised September 26, 2016) and a landscaping review from Thomas Comitta Associates (dated October 3, 2016). Reviews had previously been submitted by:
  - Mark Lucas, P.E., Township Engineer dated August 15, 2016
  - Brenden Beaumont, Zoning Officer dated August 15, 2016
  - Thomas Comitta Associates, Planner dated August 17, 2016
  - Environmental Advisory Council dated August 22, 2016
  - Trails Committee dated May 5, 2014
  - Fire Company dated March 16, 2015
  - Chester County Planning Commission dated May 7, 2014

Last month, the PC recommended that the BOS grant the following modifications to the Subdivision and Land Development Ordinance:

- Relief from sections 95-17.J (4), 95-28.B, 95-32.A, and 95-32.K to allow for a shared driveway on the basis that constructing a separate driveway would require more disturbance, more tree removal, more stormwater management, retaining walls, and would have reduced sight distance.
- Relief from section 95-32.A to allow the sight distance at the intersection of the existing driveway to not be maintained as specified in Section 95-22.

Dr. Biacchi made a motion to recommend preliminary/final approval of the plan entitled "Preliminary/Final Subdivision Plan for Orazio M. Nastase & Nicole Nastase-Addis" dated July 21, 2016 (last revised September 26, 2016), consisting of 10 sheets. Dr. Biacchi's motion is subject to the following conditions:

1. The applicant should discuss the Trails Committee's (TC) request for trail easements with the Board of Supervisors. The TC recommended the Supervisors request trail easements along the front and rear of the property, as well as a side easement to connect the front to the back. Although the Commission felt the TC's recommendation was disproportionate to the project, they recommended that the applicant consider whether they had a preference among the easements recommended.
2. The applicant should discuss the recreational land designation (or fee in lieu thereof) with the Supervisors. The applicant asked the Township to consider the negotiation/agreement they worked out with the neighboring property owner with regards to access. The PC did not take a position of the fee.
3. The applicant should obtain a PennDOT highway occupancy permit for the driveway.
4. The applicant should comply with any and all items in the Township consultant review letters (existing and/or forthcoming).
5. The Applicant should reimburse the Township for all outstanding bills and fees related to the application.

Mr. Tritle seconded the motion. There were no further questions and the motion passed unanimously. This matter will be on the Supervisors' November 7 agenda.

#### **NEW BUSINESS:**

1. Keeping of Animal Regulations – The Commission was in receipt of a draft ordinance amending the keeping of animal provisions. Residents Brian and Megan Bogle (1130 Skelp Level Road) and Melanie Sloyer (1095 Harmony Hill Road) were in attendance. The Planning Commission expressed support of agricultural activity and recognized the importance of educating children about agriculture. After discussion, the PC suggested that the Township consider a lesser poultry housing setback – something more in line with standard or accessory structure setbacks. They also suggested lowering the minimum required acreage to one acre with a proportionate allowance for poultry. Mr. Lynn suggested the Township consider allowing an even lower acreage with special approval (special exception or conditional use). There was discussion about recommending a minimum square foot per acre for the housing structure and talk about screening/buffering the poultry housing, but there were no definitive recommendations about either.

#### **MISCELLANEOUS BUSINESS:**

2. PC Holiday Dinner – Ms. Cantlin will look into holding the dinner in December or January at Miramare in West Chester. Preferences for the dinner are Tuesday, Wednesday, or Thursday during the first three weeks of December or the last three weeks of January.
3. Application Updates –
  - a. SD 625 CCAA – No updates.
  - b. SD 632 Tigue – The Tigue conditional use hearing concluded on September 13. The decision is due next month. Ms. Cantlin will forward the final decision to the PC.
  - c. Ms. Cantlin is anticipating a submission from Brookworth Plaza for next month's meeting.

**PUBLIC COMMENT:** None.

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for November 22, 2016 at 7:30 p.m.

**ADJOURNMENT / CONTINUANCE:** At approximately 8:15 pm the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin  
Planning Commission Secretary

**CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
SD 632 Tigue	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)

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