

East Bradford Township Planning Commission Meeting Minutes January 24, 2023

The January 24, 2023 Planning Commission meeting was held in the McCardle Meeting Room in the Township Building, 676 Copeland School Road, West Chester. The meeting agenda was posted to the Township website and at the Township Building on January 19, 2023. Copies of the agenda were also available at the meeting.

Commission members present:

Robert Korbonits, Chair
Anthony (Tony) Biacchi, EdD
Kathryn Deaville
Lucia Millet-Lajusticia
Zach Barner

Commission members absent:

Ash Swayne, Vice Chair
Wes Thomas, PhD

Staff/Professionals present:

Andrea Campisi, Director of Planning & Zoning/Recording Secretary
Rich Phifer, Director of Property and Recreation

Staff/Professionals absent:

Mandie Cantlin, Township Manager
Mark Lucas, Township Engineer
Rich Phifer, Director of Property and Recreation
Peggy Lennon, Director of Finance
Planning Commission Solicitor
Planning Commission Special Counsel

Others in attendance: John Snook, Vice Chair, Board of Supervisors, Chris Patriarca and Joe Shanley, Chester County Planning Commission.

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chair Korbonits who asked for public comment on non-agenda items of which there were none.

PUBLIC COMMENT: None

ORGANIZATION: This was postponed until the next meeting since not all members were in attendance.

MINUTES: Dr. Biacchi made a motion to approve the minutes from the December 20, 2022 meeting. Mr. Barner seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

OLD BUSINESS:

1. Comprehensive Update to the Zoning Ordinance

Chris Patriarca and Joe Shanley, planners with the Chester County Planning Commission (CCPC), were present. Mr. Patriarca explained that the R-3 and R-4 districts to be discussed tonight are the higher density areas of the Township. He reminded the Planning Commission that the goal is to remove certain

standards from each district so that they apply across the board to various uses in each district. Mr. Patriarca explained that one of the major changes in the R-3 district is a proposal to add two family dwellings as a use permitted by conditional use which is a way to provide additional housing types that are at a scale appropriate to the Township. Mr. Patriarca noted that two family dwellings are not permitted now but he felt it was worth discussing. Dr. Biacchi said he was part of a group looking at affordable housing a few years ago and he asked how multiple units can be built that are affordable when land values are so high. Mr. Patriarca said that is a valid point and a lot of this could be market driven. Ms. Deaville asked if it would result in tear downs. Mr. Patriarca said it could be written in such a way that two family dwellings are not permitted within already platted subdivisions. Discussion ensued and the consensus of the Planning Commission was to strike two family dwellings as a use permitted by conditional use from the R-3 district but look at including them in the Open Space Development Option as a permitted use.

Dr. Biacchi asked about accessory uses for religious uses such as playgrounds and dumpsters, farm uses in front yards, building heights and chimney heights. Mr. Patriarca said those elements will be handled in the supplemental standards section. Ms. Deaville asked if there is a definition for no impact home-based business. Mr. Patriarca said yes, there will be a definition and standards that comply with what is included in the Pennsylvania Municipalities Planning Code for no impact home-based businesses.

Moving on to the R-4 district, Mr. Patriarca asked the Planning Commission how they felt about including two family dwellings as a use permitted by conditional use. Mr. Snook asked if staff could look at parcels that have development potential to see where we would potentially be allowing higher density. Mr. Patriarca agreed to look into that and provide a report at a future meeting. In the interim, the Planning Commission agreed to hold off on making a recommendation with regard to allowing two family dwellings by conditional use in the R-4 district.

With regard to community living arrangements, otherwise known as group homes, Mr. Patriarca said the only district this is currently permitted is in the R-4 district but under federal law, a group home must be treated as if it were any other single family home and they should be permitted in all districts. Mr. Patriarca said the ordinance must also provide reasonable provisions for exterior improvements such as an ADA ramp. He recommended the ordinance be revised to comply with the law. With regard to definitions for C and D terms, revising the definition of convenience store was discussed. Ms. Campisi also asked Mr. Patriarca to look into including a duration of stay in the definition of dwelling unit. A question was raised as to whether three commercial districts are needed. Mr. Patriarca said he will look at whether it is possible to combine some of the districts.

NEW BUSINESS:

1. Seven Year Agricultural Security Area Review

Rich Phifer, Director of Property and Recreation for the Township, was present to explain the process and the changes that have occurred to the ASA since the last update. Mr. Phifer noted that this update is actually occurring in year 9 as it was delayed due to Covid. Mr. Phifer reviewed the two properties to be removed (1101 Strasburg Road and 945 Tigue Road) as well as the properties that have been added. Discussion amongst the Planning Commission occurred. Mr. Phifer offered the Planning Commission the opportunity to make a recommendation that can be presented at the public hearing in front of the Board of Supervisors.

Dr. Biacchi recommended that the ASA initiative be pursued to whatever end it can benefit the Township. Ms. Deaville asked if Dr. Biacchi is recommending that the two properties be removed. Dr. Biacchi said do whatever will benefit the Township. Ms. Deaville made a friendly amendment to also consider the ASA Advisory Board recommendation. Mr. Korbonits seconded the motion. All members were in favor and the motion carried.

2. Plum Run Trail Project – Chester County Municipal Grant Program letter of support:

Mr. Phifer indicated that the Township is applying for funding from Chester County’s Municipal Grant program for the Plum Run Trail Project. The consensus of the Planning Commission was to provide the letter of support.

MISCELLANEOUS:

1. Events – Winter History Hikes at Harmony Hill Nature Area - all hikes begin at 2 pm

- Saturday, February 11, 2023

NEXT MEETING: The next Planning Commission meeting is scheduled for January 24, 2023.

ADJOURNMENT / CONTINUANCE:

The meeting adjourned at 9:08 p.m.

Meeting minutes recorded by: Andrea Campisi, Director of Planning & Zoning/Planning Commission Secretary

CURRENT TIME CLOCKS

Application	Clock Expiration	Next Extension to be Considered
CU for Marshall B&B	July 31, 2023	6 th hearing
CU for Comerford B&B	March 31, 2023	Deadline to schedule hearing
815 Guthrie Road	Indefinite extension granted by the applicant	N/A