

East Bradford Township Planning Commission Meeting Minutes May 23, 2023

The May 23, 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 May 18, 2023. Copies of the agenda were also available at the meeting.

Commission members present:

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

Commission members absent:

Ash Swayne, Vice Chair

Staff/Professionals present:

Mark Lucas, Township Engineer
Andrea Campisi, Director of Planning & Zoning/Recording Secretary

Others in attendance: Chris Patriarca, Chester County Planning Commission, Rick Bates, Lexington LLC, Father Christopher Eid, Andy Eberwein, Dr. John Khalifa and Bill and Patsy Farrell.

CALL TO ORDER: The meeting was called to order at 7:01 p.m. by Chair Barner who asked for public comment on non-agenda items of which there were none.

PUBLIC COMMENT: None

MINUTES: Mr. Korbonits made a motion to approve the minutes from the April 25, 2023 meeting. Mr. Russo seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

NEW BUSINESS:

1. Sketch Plan – 558 Highland Road, SD 657, Holy Ascension Church – Discussion

Rick Bates was present on the applicant's behalf. Also present were Father Christopher Eid, Andy Eberwein and Dr. John Khalifa. Mr. Korbonits asked the applicant to provide a history of the prior proposals on the church and how they compare to what is proposed today. Mr. Bates stated that the proposed church is 4,200 square feet and the existing church will remain. Mr. Eberwein presented the proposed plan and explained that access to the existing parking lot will remain for parishioners to use the existing church while the proposed church is under construction. He further explained that a future social hall is proposed for which the stormwater management system will be designed to include. Mr. Eberwein explained that the social hall will only serve the parishioners of the church, but he noted that the social hall and church will not be used at the same time. He said he is aware of the riparian buffer area requirement but noted that the improvements do not encroach into the buffer. He also noted that he will provide documentation to the Township Engineer regarding the manmade slopes. He also said the landscape buffers will be added to the plan and the lighting in the parking lot will be shielded. Mr. Biacchi asked how many parishioners are anticipated in the new church to which Mr. Eberwein responded 250.

Father Christopher said vespers occur at 5 pm on Saturdays and Sunday services take place at 8:30 and 9:30 am. He said that there is only one evening service per year and that is on Easter and the service starts at 10 pm. Father Christopher also said that during holy week and during Greek lent there are also evening services. He said all baptisms and weddings will occur in the daytime.

Ms. Deaville asked if outside agencies are allowed to use the church. Father Christopher said no. Mr. Biacchi asked if there is a church youth group to which Father Christopher said no and explained that Sunday school takes place at the same time as church services. Mr. Barner asked if the parking lot is sized to accommodate the social hall. Mr. Eberwein said we will provide parking for the largest place of public assembly.

Ms. Deaville asked if staff reviewed the plan including the social hall or just the proposed church. Mr. Lucas said we reviewed both buildings but want to do what makes sense from a parking perspective so that we do not require too many spaces to be built that will not be used. Mr. Barner asked if the applicant will seek all approvals first before beginning construction. Mr. Eberwein said we will install stormwater management for both buildings. Mr. Eberwein added that he believes the number of parking spaces is governed by the church and not the social hall. He further explained that the existing church will be used as a fellowship hall and when the new social hall is built the existing church will be used for administrative offices.

Patsy and Bill Farrell, adjoining property owners, were present. Mrs. Farrell asked if the applicant would consider seeking a variance to provide less parking than is required. Mr. Eberwein said yes and noted that the lighting in the parking lot will be on a timer to go off when not in use or needed. Mr. Biacchi asked if the church would consider using grass pavers for overflow parking instead of asphalt. Mr. Eberwein said he has not had good experience with grass pavers and would prefer to hold the spaces in reserve if they are not needed. Mr. Barner asked if the Township has a provision for reserve parking. Ms. Campisi said no but explained that if the applicant is before the Zoning Hearing Board they can seek a variance to hold some of the required parking in reserve. Mrs. Farrell asked if the parking lot will be built on fill so that it is level with the church. Mr. Eberwein said some fill will be required. He also said that the middle aisles of parking will be increased to 20 feet long since there is no room for vehicle overhang. Mr. Farrell asked about the stormwater management system. Mr. Eberwein said it will be underground.

The applicant thanked the Planning Commission for their time and their comments.

OLD BUSINESS:

1. Preliminary Subdivision Plan - 940 Hillsdale Road, SD 656, Rudloff Builders

This item was tabled at the applicant's request.

2. Zoning Ordinance Update

Chris Patriarca from the Chester County Planning Commission (CCPC) was present and summarized the current proposal for the industrial districts. He explained that the intent is for the I-1 district to reflect the existing uses and character of Tower Lane and the I-2 district will accommodate heavier industrial uses. He explained that in I-1 the bulk and area standards have been decreased to reflect the smaller lot sizes along Tower Lane while larger setbacks are proposed where lots adjoin residential properties, such as the Park Place development. Mr. Patriarca asked for feedback on including self-storage uses in the industrial districts. Mr. Korbonits suggested self-storage only be permitted in the heavy industrial district to which others agreed.

The Planning Commission discussed what types of uses would fall under manufacturing and processing and agreed that small fabrication shops, such as furniture or cabinet makers, should be permitted in the I-1 district. Mr. Patriarca agreed to modify the text to include those types of uses. Mr. Patriarca also

agreed to include supplemental use standards for outdoor storage uses. Mr. Patriarca suggested that sanitary landfills be removed as a use permitted by special exception from the I-1 district.

Ms. Deaville asked about indoor recreation, which was discussed last month but is not included in the draft. Mr. Patriarca agreed to add that as a use permitted in the I-1 district subject to conditional use approval. Mr. Biacchi asked about medical marijuana and where that would be permitted. Mr. Patriarca said a medical marijuana production facility will be permitted in the I-2 district but a dispensary will be permitted in the C-2 district. Discussion ensued on the state requirements for dispensaries. Mr. Patriarca also reviewed the definitions for terms E-J. He said the next chapters to be reviewed will be the Planned University District and the non-environmental overlay districts.

MISCELLANEOUS:

Starter Home Pilot Project Initiative

Ms. Campisi stated that the CCPC reached out to the Township to gauge interest in this new program. Mr. Patriarca explained that the County will work with the Township to identify properties to be developed with starter homes with a sales price starting under \$355,000. He said the goal is to build unsubsidized houses. The County is looking to establish a land bank that would then distribute land to a developer to construct the homes. The consensus of the Planning Commission is that they are interested in learning more about this program.

Events:

- Trail Blazer Run: Thursday, June 8, 2023, 6:30 pm at CCWA Paradise Farm Camps
- Summer Concert Series at East Bradford Park at 7 pm on the following dates:
 - June 15th: Echoes of the British Invasion
 - June 29th: West Chester Community Band
 - July 13th: Little Red Rooster Blues Band
 - July 27th: Slingshot
 - August 10th: Flying Komorowski Brothers
 - August 24th: One Alternative

NEXT MEETING: The next Planning Commission meeting is scheduled for June 27, 2023.

ADJOURNMENT / CONTINUANCE:

The meeting adjourned at 8:56 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	October 31, 2023	Deadline to schedule hearing
815 Guthrie Road	Indefinite extension granted by the applicant	N/A
940 Hillsdale Road	August 31, 2023	August 3, 2023