

# East Bradford Township Planning Commission Meeting Minutes July 23, 2019

The July meeting of the East Bradford Township Planning Commission (PC) was held on July 23, 2019 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  
Joe Fauntleroy  
Ash Swayne  
Wes Thomas, PhD

**Commission members absent:**

Don Lynn, Esquire

**Staff/Professionals present:**

Mark Lucas, P.E., Township Engineer

**Staff/Professionals absent:**

Mandie Cantlin, Township Manager/Planning Administrator/Secretary  
Michael Lynch, Director of Finance  
Rich Phifer, Director of Property and Recreation  
Melissa Needles, Zoning Officer  
Township Solicitor  
Planning Commission Special Council

**Others in attendance:**

Ten guests were present.

**CALL TO ORDER:** The meeting was called to order at 7:30 p.m. by Chair Biacchi.

**PUBLIC COMMENT:** None.

**MINUTES:** Dr. Thomas made a motion to approve the minutes from June 25, 2019, as presented. Mr. Korbonits seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**OLD BUSINESS:**

1. **SD 647 Colley Subdivision** – The applicant, Bruce Colley, was present along with John Mahoney, Esq. and James Haigney.
  - a. Subdivision Plan – The Commission was in receipt of reviews from:
    - Carroll Engineering dated July 16, 2019
    - Zoning Officer dated July 18, 2019
    - Historical Commission dated June 18, 2019

The outstanding items are as outlined in the letters. The applicant presented an alternate plan for driveway access to Lot 2 that does not disturb steep or prohibitive steep slopes and agreed

to address the remaining comments in the reviews. The applicant also indicated that the street address of Lot 2 will be 920 Briarwood Circle. Ms. Deaville made a motion to recommend approval of the plan conditioned upon the applicant revising the plans per the new driveway layout presented at the meeting and adequately addressing the outstanding comments in the review letter, also authorizing Chair Biacchi to sign the planning module. Mr. Fauntleroy seconded the motion. There was no further discussion and the motion passed. Mr. Korbonits abstained from the vote.

### **NEW BUSINESS:**

1. SD 646 McFadden – The applicant, Brian McFadden, was not present. David Rentschler, P.E. was present on behalf of the applicants. Mr. Rentschler submitted proof of notice to neighboring property owners.

This submission is based on the sketch plan that was reviewed this past winter. The applicant is proposing to subdivide the 4.4-acre property located at 590 Birmingham Road into two lots. The property is in the R-2 District and is surrounded by residential and historic commercial uses. The existing house is a class I historic resource (HR 134) that is located within the Strode's Mill Certified Historic District. It is across the street from the Strode's Mill Gallery and diagonally across the street from the Strode's Barn. The property is not identified on the Official Map. The Comprehensive Plan addresses Bradford Avenue/Lenape Road as a corridor and discusses the Strode's Mill District in particular on page 32. On-lot septic and water are proposed.

The Commission was in receipt of reviews from:

- Carroll Engineering dated July 16, 2019
- Zoning Officer dated July 23, 2019
- Trails Committee dated June 27, 2019

Mr. and Mrs. Young of 496 Birmingham Road were in attendance and indicated that they will be able to see the new dwelling from their property, particularly from the back deck. Mr. Young also inquired about the amount of grading and stormwater management facilities to be constructed near an existing springhouse on the Lenat property that is still in use by Mr. Lenat for Brandywine Cactus. Mr. Rentschler indicated that the stormwater facility will promote groundwater recharge and should not negatively impact the springhouse, since it will be adding to the groundwater table.

Mr. Korbonitz made a motion to accept the application and commence the 90-day review time clock. Dr. Thomas seconded the motion. There was no further discussion and the motion passed unanimously. The clock will expire on October 21, 2019.

2. West Whiteland Township Official Map – The Township was in receipt of a draft Official Map from West Whiteland. The PC indicated that the official map lacked a proportionate amount of open space and trails considering the current level of development and pending land developments. The PC also recommended that proposed trails be planned to establish connectivity to trails in adjacent municipalities and transportation centers such as Whitford and Exton Stations.

### **MISCELLANEOUS BUSINESS:**

1. Educational Updates – Mr. Swayne indicated that the next educational opportunity involves discussions regarding providing more low income housing and that he would report back to the PC on that topic at the next meeting.
2. Announcements and Events
  - a. Summer Concert Series; Thursdays in July and August (7:00 pm); East Bradford Park