

East Bradford Township Planning Commission Meeting Minutes April 24, 2018

The April meeting of the East Bradford Township Planning Commission (PC) was held on April 24, 2018 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
Ash Swayne
Wes Thomas, PhD
Bill Tritle, P.E.

Commission members absent:

Kathryn Deaville
Don Lynn, Esquire
Joe Fauntleroy (in training)

Staff/Professionals present:

Mandie Cantlin, Township Manager/Planning Administrator/Secretary
Mark Lucas, P.E., Township Engineer

Staff/Professionals absent:

Michael P. Lynch, Director of Finance
Melissa Needles, Zoning Officer
Planning Commission Solicitor
Planning Commission Special Council

Others in attendance:

Approximately two guests, including applicants, 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 March 27, 2018, as presented. Mr. Tritle seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

OLD BUSINESS:

1. SD 644 Stump – The applicant, Russell Stump, was present. The applicant was last before the Commission in July 2017. The Township was in receipt of review comments from:
 - Mark Lucas, Engineering (April 20, 2018)
 - Thomas Comitta, Landscaping (April 17, 2018)

The Zoning Officer reported that she has no further comments. The erosion and sediment control review is pending, but Mr. Lucas does not anticipate any issues.

Dr. Biacchi made a motion to recommend approval of the Stump preliminary/final plan titled "803 Brandywine Road, East Bradford Township, Chester County, PA – Proposed Development (Consolidating 4 Lots into 2 Lots)," consisting of six sheets, prepared by Manley Engineering & Associates, Inc., prepared for Turnkey Management, Inc., dated November 15, 2017, last revised February 14, 2018. Dr. Biacchi's motion was conditioned upon compliance with all existing and forthcoming review letters. Mr. Tritle seconded the motion. There was no further discussion and no public comment and the motion passed unanimously.

NEW BUSINESS:

1. Sewer System Sale – Aqua had indicated that they planned to request PC review of the asset purchase agreement to opine whether the transaction was consistent with the Comprehensive Plan. However, Aqua never submitted this request; therefore, no action was needed from the PC. Ms. Cantlin reported that the Comprehensive Plan is silent to this matter.

MISCELLANEOUS BUSINESS:

1. Keeping of Animals Ordinance – The PC inquired about the status of the keeping of animals ordinance. Ms. Cantlin reported that it will be before the Commission in May in anticipation of a June hearing. Dr. Biacchi expressed concern about fencing (used to contain animals) and suggested that there be a setback requirement. Ms. Cantlin reported that fence setback has not been an issue. There was not a consensus among the Commission members on this topic. Ms. Cantlin indicated that this question could be revisited as part of a comprehensive review of the Code that the staff is about to commence. With regards to this review, Mr. Stump concurred that portions of the Code seem to be overly onerous to him as an applicant.
2. Comprehensive Plan Review – Dr. Biacchi asked about the status of this review. Ms. Cantlin reported that she has completed her review and plans to discuss the matter with the Supervisors in May.
3. Application Updates
 - a. SD 632 Darlington Ridge – Revised plans are pending.
 - b. SD 635 WCU – No update.
 - c. SD 642 Sweeney – Plans are being recorded.
 - d. Birmingham Road Bed and Breakfast – Zoning order appealed; conditional use continued until June 12.
4. Recreational events (<https://www.eastbradford.org/departments/parks-open-space-trails/events/>)
 - a. Spring Naturalist Walk May 6
 - b. Trail Blazer Run June 16

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for May 22, 2018 at 7:30 p.m.

ADJOURNMENT / CONTINUANCE: At approximately 8:00 p.m. 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 635 WCU	September 11, 2018	PC August / BOS September
SD 644 Stump	July 20, 2018	PC June / BOS July
SD 643 Cornwell	July 22, 2018	PC June / BOS July
SD 641 Daily Local	N/A	N/A (Ordinance amendment)
SD 642 Sweeney	N/A	N/A (Final approved; recording pending)
SD 639 Unruh	Complete	Complete
SD 613 Metzger/EBT	Complete	Complete
SD 625 CCAA	N/A	N/A (Final approved; recording pending)