

East Bradford Township Historical Commission Meeting Minutes January 17, 2023

REGULAR MEETING:

The East Bradford Township Historical Commission held a meeting on January 17, 2023 in the McCardle Meeting room at 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 12, 2023. Copies were also available for attendees.

Commission Members present: John Marshall, Chair
Jean Renshaw
Ann Armstrong
Tom Russo
Brett McHugh
Brad Roeder

Commission Members absent: None

Staff members in attendance: Andrea Campisi, Director of Planning & Zoning

Others/Citizens/Residents in attendance: Bird Milliken, Mr. Milliken, Steve Novak

The meeting was called to Order at 7:10 p.m.

PUBLIC COMMENT: None

MEETING MINUTES:

December 20, 2022: Mrs. Armstrong made a motion to recommend approval of the minutes. Mrs. Renshaw seconded the motion. All members were in favor and the motion carried.

EXECUTIVE SESSION:

REPORTS/ANNOUNCEMENTS/CORRESPONDENCE/PRESENTATIONS: None

OLD BUSINESS:

NEW BUSINESS:

Organization

Mr. Russo nominated Mrs. Renshaw to serve the role as Chair. Mr. Roeder seconded the motion. All members were in favor and the motion carried.

Mr. Russo nominated Mr. Marshall to serve as Vice Chair. Mrs. Renshaw seconded the motion. All members were in favor and the motion carried.

1. Variance Application - 240 Lucky Hill Road, Tax Parcel #51-6-16, Class I, HR# 96. The property owner seeks the following relief to construct an addition onto the existing home:

- Zoning Ordinance Section 115-96B, Nonconforming buildings, structures and uses – a variance to construct an addition that exceeds the 25% expansion limit for nonconforming structures.

The proposal includes the construction of a 1,993 sq. ft. addition where a maximum 178.5 sq. ft. is permitted by this section.

- Zoning Ordinance Section 115-86.1, Temporary structures – a special exception to reside in a recreational vehicle while the addition is under construction.

Mrs. Renshaw presented the application. She said she is seeking approval of an addition on the rear of the home totaling 1,993 square feet. She reviewed the criteria necessary for a variance from the Zoning Ordinance and explained how the application meets the criteria. She also noted that she is seeking approval of the floor plans not the elevations.

Mr. Russo made a motion to support the variance application. Mrs. Armstrong seconded the motion. All members were in favor, with the exception of Mrs. Renshaw who abstained. The motion carried.

2. Roof replacement - 1010 Valley Creek Road, Tax Parcel #51-2-131, Class 1, HR# 26. The property owner seeks approval for the recently installed metal roof that replaced cedar shake shingles.

The property owner, Bird Milliken, was present along with her father. Ms. Milliken said trees have fallen from across the street onto her roof and damaged it. She said the prior roof consisted of cedar shakes and had to be replaced due to the damage. She explained that her neighbors across the street replaced their roof with a metal roof. Ms. Milliken said she did not realize that she needed to seek review from the Commission and that is why she is here now. She apologized for not appearing before the Commission prior to replacing the roof.

Ms. Milliken asked for recommendations for restoration glass to replace panes within existing windows. Mr. Roeder said he can provide some resources to Ms. Campisi. Mr. Roeder also encouraged Ms. Milliken to use the Commission as a resource.

Mr. Marshall said he felt the choice of roofing material is appropriate. The other members agreed. Mr. Marshall made a motion to approve the replacement metal roof as shown. Mrs. Armstrong seconded the motion. All members were in favor and the motion carried.

OTHER BUSINESS NOT ON THE AGENDA:

Mrs. Renshaw asked about the status of staff sending letters to owners of historic properties informing them of the review process and introducing them to the Design Guidelines. Ms. Campisi said that staff hasn't begun that process yet, but it is on the radar for the future.

MEETING ADJOURNED: The meeting adjourned at 8:20 p.m.

NEXT MEETING: The next Historical Commission meeting will be held on Tuesday, February 21, 2023 at 7:00 p.m.

Respectfully submitted,

Andrea Campisi, Director of Planning & Zoning