

East Bradford Township Planning Commission Meeting Minutes February 28, 2023

The February 28, 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 February 24, 2023. Copies of the agenda were also available at the meeting.

Commission members present:

Robert Korbonits, Chair
Ash Swayne, Vice Chair
Anthony (Tony) Biacchi, EdD
Kathryn Deaville
Zach Barner
Wes Thomas, PhD

Commission members absent:

Lucia Millet-Lajusticia

Staff/Professionals present:

Andrea Campisi, Director of Planning & Zoning/Recording Secretary

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 7:02 p.m. by Chair Korbonits who asked for public comment on non-agenda items of which there were none.

PUBLIC COMMENT: None

ORGANIZATION:

Chair Korbonits turned the meeting over to Ms. Campisi who served as the temporary Chair. Ms. Campisi asked for nominations for the position of Chair. Mr. Swayne welcomed Mr. Barner to serve as Chair given his health conditions. Mr. Korbonits nominated Zach Barner to serve as the Chair. Dr. Thomas seconded the motion. All members were in favor and the motion carried. Mr. Barner nominated Mr. Swayne to serve as the Vice Chair. Dr. Thomas seconded the motion. All members were in favor and the motion carried.

Ms. Campisi was nominated to continue to serve as the Recording Secretary.

MINUTES: Mr. Korbonits made a motion to approve the minutes from the January 24, 2023 meeting. Dr. Thomas 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 there are currently three commercial districts in the Township. He noted that the C-3 district, which is the historic commercial district, will be revisited at a later date. Mr. Patriarca noted that the C-1 and C-2 districts were combined into one district in the current draft. He explained that the current C-1 district is located at the intersection of Lenape Road and Birmingham Road, and another section is located at the intersection of Strasburg and Creek Roads while the C-2 district encompasses the areas along Downingtown Pike. Mr. Patriarca explained that the base area and bulk standards are the same in the two districts and will be carried forward. Mr. Patriarca said many of the standards have been moved to the supplemental standards which were also included in the draft.

Discussion ensued regarding the best path forward and whether three districts should remain given the different scale and intensity of the existing districts both in the existing and permitted uses as well as the existing development patterns. Mr. Patriarca will look at the uses again and present revised drafts next month for two distinct districts. The current proposal is for village type commercial districts around Strode's Mill and Veitville, and a general commercial district along Downingtown Pike. Lastly, Mr. Patriarca said many of the existing uses permitted in the commercial districts will be moved to the Industrial district. Mr. Patriarca said he will review the supplemental standards with the Planning Commission next month.

NEW BUSINESS:

MISCELLANEOUS:

Dr. Thomas said that he will be moving to East Goshen Township in two months and will therefore be stepping down from his role on the Planning Commission.

1. Events

- Shaw's Bridge Park Tree Planting: April 15, 2023, 9 am – registration required
- Plum Run Preserve Tree Planting: April 22, 2023, 9 am – registration required
- Trailblazer Run: Thursday, June 8, 2023. Registration opens March 1, 2023.

NEXT MEETING: The next Planning Commission meeting is scheduled for March 28, 2023.

ADJOURNMENT / CONTINUANCE:

The meeting adjourned at 9:09 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