

## **East Bradford Township Planning Commission Meeting Minutes April 25, 2023**

The April 25, 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 April 19, 2023. Copies of the agenda were also available at the meeting.

**Commission members present:**

Zach Barner, Chair  
Ash Swayne, Vice Chair  
Robert Korbonits,  
Kathryn Deaville  
Wes Thomas, PhD  
Lucia Millet-Lajusticia

**Commission members absent:**

Anthony (Tony) Biacchi, EdD

**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: Chris Patriarca, Chester County Planning Commission, Chris Yohn, Yohn Engineering, LLC, Tom Russo and Mike Nichols.

**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 February 24, 2023 meeting. Dr. Thomas seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**NEW BUSINESS:**

1. Letter of Support – Department of Community & Economic Development Grant application for Plum Run Trail Construction Project

Ms. Campisi explained the project and displayed a plan showing the proposed improvements. Mr. Korbonits made a motion to provide the requested letter of support. Ms. Deaville seconded the motion. All members were in favor and the motion carried.

2. Preliminary Subdivision Plan - 940 Hillsdale Road, SD 656, Rudloff Builders - Plan acceptance; discussion

Mr. Korbonits recused himself since he owns land adjacent to the property that is the subject of this application. Ms. Campisi explained that this is a new subdivision application showing the subdivision of the existing four-acre lot into two new lots. Ms. Campisi said the action before the Planning Commission tonight is to accept the application and commence the 90-day review clock. She also noted that the applicant's engineer is present should the members have any questions about the plan.

Chris Yohn, the applicant's engineer was present on behalf of Rudloff Builders. Mr. Yohn explained that there are no wetlands or endangered species on the site as evidenced in the PA Natural Diversity Inventory report. Mr. Korbonits asked if Mr. Yohn is aware of the spring on the adjoining property. Mr. Yohn said yes he is aware of it. Mr. Korbonits asked if the existing home would have an alternate septic area as well. Mr. Yohn said we will apply for an exemption, so we have to show the proposed and the alternate areas for both lots.

Ms. Deaville asked if any waivers are being sought. Mr. Yohn said we are seeking a waiver to not have the landscape plan be prepared by a registered landscape architect. Mr. Yohn said there is a good amount of existing landscaping, and his firm has shown the required landscaping on the plan.

Mr. Barner noted that the existing overhead wires are being relocated and asked if the wires can be shifted further from the house. Mr. Yohn said he discussed that with the applicant and noted that it is being shown as is for now, but we will relocate the wires if possible/needed. Mr. Barner noted that if Mr. Yohn can avoid the steep slope where the pole is shown that would be ideal for both the slopes and the future owners of the property. Mr. Barner also asked how runoff will get around the existing house due to the existing slopes. Mr. Yohn said there is a swale there and we discussed possibly adding a wall in that area if we uncover boulders during construction, but we are not at that detailed stage yet. Mr. Yohn explained we are at the stage where we are trying to establish that the lot is buildable.

Ms. Deaville asked if any existing trees must be removed for the project. Mr. Yohn said only one 8-inch tree is proposed to be removed on Lot 1. Mr. Barner commented about being cautious about the cut for the new driveway. Mr. Yohn submitted the required neighbor notices.

Mr. Swayne made a motion to accept the application and begin the 90-day review clock. Ms. Deaville seconded the motion. All members were in favor, with the exception of Mr. Korbonits, who abstained. The motion carried.

**OLD BUSINESS:**

1. Zoning Ordinance Update

Chris Patriarca from the Chester County Planning Commission (CCPC) was present and summarized the current proposal for the commercial districts. He also reviewed a draft Zoning Map showing changes to some of the existing commercial districts but reiterated that this is not a final map by any means. With regard to Veitville he said it may make sense to rezone the area from C-2 to C-1 since the existing character is village-like. Regarding the Tower Lane area, he explained that the existing uses are typical light industrial uses rather than commercial. He said the only portion of the Township that is zoned Industrial would remain as such. Mr. Patriarca noted that there are three parcels across the Route 322 Bypass that are currently zoned C-2 but that he proposes to rezone to residential as two of the parcels are owned by a Homeowner's Association and the other parcel is part of a private residentially used property. He explained that there are two other areas that are currently C-1 that would remain C-1. He asked Ms. Campisi to explain the possible expansion of the C-1 district along Strasburg Road near the western border of the Township. Ms. Campisi explained that there is a parcel of land that is zoned R-1 but which contains a nonconforming use as it currently houses the home office of Hazley Builders. Prior to Hazley Builders ownership, the property housed the Richard M. Armstrong Company, which used the property to design and manufacture heat transfer equipment.

Mr. Patriarca presented the proposed changes to the C-1 zoning district. He explained that the area and bulk regulations are designed to address the size of the properties in Vietville and also to regulate the size of buildings in the Strode’s Mill area to maintain the village feel of these districts and accurately reflect the existing conditions. He said the proposed uses are the same as were discussed in February. Ms. Deaville asked what Bradford Shoppes would be zoned. Mr. Patriarca said that will likely remain C-3 as it is today. The Planning Commission members did not have any objections to the proposed uses. Ms. Campisi pointed out the minimum lot size of 15,000 square feet will be difficult for the area near Strode’s Mill since they have on lot systems. Mr. Patriarca said he will modify that provision.

Mr. Patriarca presented the proposed changes to the C-2 district and noted that there are no changes other than to possibly eliminate the adaptive reuse of historic resources since to his knowledge, no historic resources exist in the district. Ms. Campisi noted that there is one property behind Brookworth Plaza that contains a historic house and barn ruins. Mr. Patriarca agreed to maintain the adaptive reuse provisions as a result. Mr. Patriarca also presented the proposed changes to the Industrial District which he proposed to expand to Tower Lane. He explained that the changes include modifications to the bulk and area regulations in an attempt to bring the existing properties along Tower Lane into conformity since they are presently zoned C-2.

Discussion ensued on whether the properties along Tower Lane should be rezoned Industrial, given the closeness of the homes in Park Place although it was noted that a significant buffer exists between the homes and the Tower Lane properties. In light of that, Ms. Campisi suggested rezoning the properties along Tower Lane to Light Industrial and rezoning the West Chester Borough Sewage Treatment Plant property and the property at 797 Downingtown Pike, owned by Chester County Radio, to Industrial. The discussion also included leaving the Chem Holding property at 660 Tower Lane zoned C-2 given its proximity to Park Place. With regard to the use in the proposed Light Industrial District, Ms. Campisi suggested adding indoor entertainment as those are typical uses found in Light Industrial districts. The consensus was to move outdoor advertising billboards to the Industrial District.

With regard to the R-4 Development Opportunities, Mr. Patriarca reviewed the parcels in the district that could potentially be developed with twin homes. He explained that on the map he presented, the green parcels are greater than one acre in size that are either vacant or belong to St. Agnes or the West Chester Fire Company. He asked the Planning Commission if they wish to allow twins in the R-4 district. After some discussion there was consensus to allow twins by special exception.

**MISCELLANEOUS:**

- **Events:** Trailblazer Run: Thursday, June 8, 2023

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

**ADJOURNMENT / CONTINUANCE:**

The meeting adjourned at 8:34 p.m.

Meeting minutes recorded by: Andrea Campisi, Director of Planning & Zoning/Planning Commission Secretary

**CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
CU for Marshall B&B	July 31, 2023	6 <sup>th</sup> 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	July 24, 2023	July 6, 2023