

## **East Bradford Township Board of Supervisors Work Session Meeting Minutes June 14, 2022**

The June work session meeting of the East Bradford Board of Supervisors was held on June 14, 2022, at 6:30 p.m. in the East Bradford Township McCardle Meeting Room, 676 Copeland School Road, West Chester, PA, 19380. A public notice was published in the Daily Local News on January 14, 2022. The agenda was posted on the Township website and at the Township building on June 13, 2022. Copies of the agenda were available for attendees.

Board members present:

John Snook, Chair  
Bruce W. Laverty, Vice Chair  
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Randy Behmke, Director of Public Works  
Andrea Campisi, Director of Planning and Zoning  
Mandie Cantlin, Township Manager/Secretary  
Peggy Lennon, Director of Finance  
Mark Lucas, P.E., Township Engineer  
Rich Phifer, Property and Recreation Director

Staff/Professionals absent: None

No guests were in attendance.

**CALL TO ORDER:** The meeting was called to order at 6:30 p.m. by Chair Snook.

**PUBLIC COMMENT:** None.

### **BUSINESS**

1. Wireless Ordinance – The Board was in receipt of an updated ordinance that integrated language to enable municipal uses in all zoning districts. Mr. Snook noted that the definition for General Municipal Use could be interpreted to allow any state, county, or federal use anywhere in East Bradford Township. He suggested that the definition be clearly limited to East Bradford Township uses, which would mean other public uses be subject to a zoning variance. The Board was in agreement.
2. Chester County VPP Grant for Code Update – The Board was in receipt of the Vision Partnership Grant contract for the Zoning Ordinance update project. The estimated cost of the project is \$70,000 and the Township is expected to cover \$28,000 (or 40%) of the project cost. Given the timing, it is likely that most of this work will occur in 2023 with an end date of July 31, 2024. Mr. Davis made a motion to authorize execution of the contract. Mr. Laverty seconded the motion. There was no discussion and no public comment. The motion passed unanimously.
3. Valley Creek Road Concept – Mr. Lucas presented a concept sketch in response to earlier discussions regarding issues with roadway embankment failures, drainage, etc. As presented, the sketch illustrations the following changes:
  - Valley Creek Road: Changes to one-way northbound from Route 322 to Harmony Hill Road. From that point, it is two-way to its terminus at Boot Road.

- Shenton Road and Connor Road: Remain two-way.
- Sunset Hollow Road: Changes to one-way westbound from Copeland School Road to Valley Creek Road (remains two-way eastbound from Copeland School Road to West Goshen Township).
- Harmony Hill Road: Remains two-way.
- Ravine Road: Changes to one-way eastbound (although there are several options).

Mr. Lucas outlined some potential benefits and detriments:

- Potential benefits:
  - One way on Valley Creek Road in the areas noted provides the Township with more area to rebuild the roadway where it is sloughing off at the western edge and also provides for a bike/pedestrian corridor if desired. It also provides the ability to repair the embankment of the mill race after relocating the guide rail further east, since the single lane roadway will not be as wide in that area.
  - Two-way travel in designated areas on Valley Creek Road will enable the Camp to operate "normally" for the most part, although some patrons will have a more circuitous route to and from the camp.
  - The problematic right turn from southbound Valley Creek Road to Route 322 westbound will be eliminated, as well as the left turn to 322 eastbound with limited sight distance in both directions.
  - The stop signage traffic pattern on Valley Creek Road at the Broad Run Bridge can be eliminated.
  - The areas on Sunset Hollow Road that are sloughing into the stream can be repaired after relocating the guide rail further south, since the single lane roadway will not be as wide in that area. This also may provide room for a bike/pedestrian trail.
  - The areas on Ravine Road that are sloughing into the stream can be repaired after relocating the guide rail further south, since the single lane roadway will not be as wide in that area. This also may provide room for a bike/pedestrian trail (if it is not too narrow).
  - Decreased traffic and speeding on Sunset Hollow Road and Ravine Road.
- Potential detriments:
  - The general accessibility to the area will be reduced by reduction in available traffic lanes. The Township will need to discuss this with the residents, WCASD, WCPD, WCFD/Emergency Services, Chester County, USPS, A.J. Blosenski, PennDOT, East Caln, West Goshen, PFC-CCWA, WCFG, and anyone else that may be impacted by this.
  - There may be increased traffic on Guthrie Road, which is not a roadway designed for higher traffic volumes and likely will generate complaints from residents in that area.

- There will be increased traffic on Harmony Hill Road in both directions from motorists heading southbound on Valley Creek Road, due to the one-way configuration thereafter.
- There will be increased traffic on Skelp Level and Copeland School Roads from the one-way configuration on Valley Creek Road.

Overall, Mr. Lucas maintains that the benefits likely outweigh the detriments. Some of the repairs needed in this general area of the Township appear to be insurmountable, as the Township is losing portions of Valley Creek Road, Ravine Road, and Sunset Hollow Road due to significant erosion. After a brief discussion, the Board agreed to solicit feedback from emergency service providers and other key stakeholders listed above to see whether the concepts outlined are even feasible from their perspective.

4. Plum Run Corridor – Staff has been reviewing the Plum Run Trail plan designs against the Township Code. Despite significant efforts to reduce the size of recreational facilities and limit impervious coverage, it appears that the Township may need relief from the Zoning Hearing Board for trail placement in the riparian buffer area and/or fill in the floodplain. Mr. Phifer noted that the consultant did not anticipate needing to pursue zoning relief as part of their initial proposal, so any related tasks will be out of scope. The Board asked Mr. Phifer to get an hourly rate for this work.
5. Starr Farm – Rebecca Smith was in attendance and informed the Board that she thinks she has found housing. However, her new rental would not be available until July. The Board agreed to extend the lease until July 31, 2022.
6. Bike the Brandywine – The Brandywine Conservancy will be hosting its fifth Bike the Brandywine bicycle ride on September 17, 2022, to promote and support the work of the Conservancy and its Brandywine Creek Greenway initiative. The ride is an organized, fully supported bike ride that offers three loops (25, 45, and 62 miles) to riders that will start and finish at the Chadds Ford Historical Society site along Creek Rd. in Chadds Ford. The ride will take place between the hours of 7:00 am and 4:30 pm, with check in opening at 6:30 am. The ride attracted around 500 riders in 2019 and is expected to grow slightly in 2022 to between 600 and 700 riders. All routes pass through East Bradford Township via Creek Road, Route 842, Allerton Road, and Lucky Hill Road. The Conservancy has requested a letter from the Township confirming notification of the ride and indicating no objection to the use of state roads within the municipality. The Board expressed support.
7. Credit Card Agreements – The Township is working with CivicRec and TRAIRS to facilitate credit card payments through both systems. After much discussion and research, Ms. Lennon is recommending two separate vendors (Municipay and Forte). There will be no cost to the Township with either vendor. The Township is not planning to purchase equipment to scan credit cards as card info will usually be entered online by users. If needed, staff can type in card information into the system here at the office for the occasional drop-in customer. All paperwork is ready for Forte. Municipay has provided the initial pricing information, but staff has not yet received the application. Mr. Lavery made a motion to authorize the Forte contract. Mr. Davis seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

**ITEMS NOT ON THE AGENDA:** None.

**PUBLIC COMMENT:** None.

**EXECUTIVE SESSION:** The Board met in executive session from 7:15 p.m. to 7:35 p.m. with staff to discuss personnel and real estate matters.

**NEXT MEETINGS:** The next meetings of the Board of Supervisors are scheduled for:

- June 14, 2022 at 7:30 pm (regular meeting)
- July 5, 2022 at 6:30 pm (work session)

**ADJOURNMENT / CONTINUANCE:** At approximately 7:35 p.m. the Board agreed to adjourn the meeting.

Mandie Cantlin, Secretary

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