

East Bradford Township Planning Commission Meeting Minutes June 27, 2023

The June 27, 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 June 23, 2023. Copies of the agenda were also available at the meeting.

Commission members present:

Zach Barner, Chair
Robert Korbonits
Kathryn Deaville
Anthony (Tony) Biacchi, EdD
Lucia Millet-Lajusticia
Tom Russo

Commission members absent:

Ash Swayne, Vice Chair

Staff/Professionals present:

Andrea Campisi, Director of Planning & Zoning/Recording Secretary

Others in attendance: Chris Patriarca, Chester County Planning Commission.

CALL TO ORDER: The meeting was called to order at 7:00 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 May 23, 2023 meeting. Dr. Biacchi seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

NEW BUSINESS: None

OLD BUSINESS:

1. Preliminary Subdivision Plan - 940 Hillsdale Road, SD 656, Rudloff Builders

This item was tabled at the applicant's request.

2. Zoning Ordinance Update

Chris Patriarca from the Chester County Planning Commission (CCPC) was present and summarized the most recent draft chapters of the Zoning Ordinance update. Mr. Patriarca did not recommend including all overlays, particularly the more detailed overlays including natural features and historic resources, in the general overlay districts chapter. Mr. Patriarca noted that there have been no changes to the airport itself (Brandywine Airport) that would warrant changes to the existing language so the Airport Overlay District will be carried over to the new ordinance as is. With regard to the R-residential Overlay district, Mr. Patriarca asked the Planning Commission if they are interested in including other housing types or uses in the district. After some discussion the Planning Commission opted to leave the

R-residential overlay district ordinance as is. Ms. Deaville asked if the Brandywine Scenic River District Boundary should be reevaluated. Ms. Campisi said she will discuss this with the board next week.

MISCELLANEOUS:

Events:

- Summer Concert Series at East Bradford Park at 7 pm on the following dates:
 - June 29th: West Chester Community Band
 - July 13th: Little Red Rooster Blues Band
 - July 27th: Slingshot
 - August 10th: Flying Komorowski Brothers
 - August 24th: One Alternative

NEXT MEETING: The next Planning Commission meeting is scheduled for July 25, 2023.

ADJOURNMENT / CONTINUANCE:

The meeting adjourned at 9:01 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	July 6, 2023
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	August 31, 2023	August 3, 2023