

East Bradford Township Planning Commission Meeting Minutes June 28, 2022

The June 28, 2022 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 on June 23, 2022 and posted at the Township Building on June 24, 2022.

Commission members present:

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

Commission members absent:

Anthony (Tony) Biacchi, EdD

Staff/Professionals present:

Andrea Campisi, Director of Planning & Zoning/Recording Secretary
Mark Lucas, Township Engineer

Staff/Professionals absent:

Mandie Cantlin, Township Manager
Peggy Lennon, Director of Finance
Planning Commission Solicitor
Planning Commission Special Counsel

Others in attendance: Russell Stump and Scott Schmidt

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Chair Korbonits who asked for public comment on non-agenda items of which there were none.

PUBLIC COMMENT: None

MINUTES: Mr. Swayne made a motion to approve the minutes from the February 21, 2022 meeting. Dr. Thomas seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

1. 815 Guthrie Road, SD# 654, Final Two-lot Subdivision Plan – Plan acceptance/discussion

The Planning Commission considered a plan showing the subdivision of the existing 4.4-acre lot into two new lots and the construction of a new single-family dwelling on the newly created lot. Russell Stump, the applicant, was present with Scott Schmidt, the property owner. Mr. Stump presented the proposal and explained that the existing house will remain but the pool, shed and part of the existing driveway will be removed. Mr. Stump explained that a new home and driveway are proposed on the new lot along with a well and a septic system. He explained that percolation tests have already been completed and noted that stormwater management for the new house and driveway will be collected in an underground pit. Mr. Stump further explained that each home will have a separate driveway. Lastly, he pointed out that this lot sits on the East Bradford and West Whiteland Township boundary line.

Ms. Deaville asked if there will be an easement for the existing driveway that crosses over this lot. Mr. Stump said yes. Ms. Campisi asked if there is a stream on the property. Mr. Stump said it is a drainage swale not a stream. Mr. Stump submitted the notices he mailed to the adjacent neighbors as required by the Township's Subdivision and Land Development Ordinance.

Mr. Swayne made a motion to accept the plan and commence the review clock. Dr. Thomas seconded the motion. All members were in favor and the motion carried.

2. Chester County Complete Streets Policy

Mr. Swayne said he appreciated the comments provided by Mandie Cantlin on this topic. Mr. Lucas said Bradford Avenue is the most likely area for these types of amenities to be installed in the Township. Dr. Thomas recommended that electric vehicle charging stations also be included. Discussion ensued amongst the members as to whether these types of amenities could be accommodated in the Township given its suburban and rural nature.

Ms. Campisi noted that certain properties, including the existing shopping centers, could be redeveloped in the future and there could also be new developments where these types of amenities would be desirable. She asked if the Planning Commission would like to make a recommendation to the Board of Supervisors with regard to the policy.

Ms. Deaville pointed out that if the Township applies for grant applications in the future then it will be beneficial to have adopted this policy. Dr. Thomas made a motion to recommend that the Board of Supervisors adopt the policy. Mr. Swayne seconded the motion. All members were in favor and the motion carried.

3. Comprehensive Update to the Zoning Ordinance

Ms. Campisi indicated that the Township recently entered into a contract with the Chester County Planning Commission to comprehensively update the Township's Zoning Ordinance. She noted that the project will begin later this year and the Planning Commission is anticipated to serve as the Task Force to guide the project.

4. 1450 Camp Linden Road Subdivision Plan, West Bradford Township

Ms. Campisi indicated that a subdivision plan was submitted to West Bradford Township earlier this year for this property which is along the shared boundary with East Bradford Township. She reported that the West Bradford Township Board of Supervisors has acquired a conservation easement to preserve the property.

MISCELLANEOUS BUSINESS:

Ms. Deaville asked about the street tree ordinance. Mr. Lucas provided an update and summarized the comments made at a recent Board of Supervisors' meeting. Ms. Deaville asked about replacing trees that die on private property with native trees and suggested this topic for an article for the next Township newsletter.

Events - Summer Concert Series

- June 30th at 7 pm: West Chester Swing Kings
- July 14th at 7 pm: 84 Glyde
- July 28th at 7 pm: 309 Express
- August 11th at 7 pm: MissBehavin' Band
- August 25th at 7 pm: Slim and the Perkolators

NEXT MEETING: The next Planning Commission meeting is scheduled for July 26, 2022.

ADJOURNMENT / CONTINUANCE:

Mr. Korbonits made a motion to adjourn the meeting which was seconded by Mr. Swayne. The meeting adjourned at 8 p.m.

Meeting minutes recorded by: Andrea Campisi, Planning Commission Secretary

CURRENT TIME CLOCKS

Application	Clock Expiration	Next Extension to be Considered
CU for Marshall B&B	January 31, 2023	6 th hearing
CU for Comerford B&B	October 31, 2022	Deadline to schedule hearing