

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

The July 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 July 21, 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  
Tom Russo

**Commission members absent:**

Anthony (Tony) Biacchi, EdD  
Lucia Millet-Lajusticia

**Staff/Professionals present:**

Andrea Campisi, Director of Planning & Zoning/Recording Secretary  
Mark Lucas, Township Engineer  
John Snook, Vice Chair, Board of Supervisors

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

**CALL TO ORDER:** The meeting was called to order at 7:02 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 June 25, 2023 meeting. Mr. Swayne seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**NEW BUSINESS:** None

**OLD BUSINESS:**

1. Zoning Ordinance Update

Chris Patriarca from the Chester County Planning Commission (CCPC) was present and summarized the revised General and Design Standards. He noted that this section can be expanded as needed to include additional standards and highlighted that this section is an effort to reorganize many of the existing standards which are scattered throughout the current ordinance. Mr. Patriarca shared that the Township's former lighting consultant, Stan Stubbe, who unfortunately passed away earlier this year, completed a thorough review of the lighting ordinance and his comments have been incorporated into the draft ordinance. Mr. Patriarca distributed a revised draft of the lighting ordinance.

Mr. Patriarca noted a major change is using the Institute of Transportation Engineers (ITE) Parking Generation Manual (the Manual) to determine required parking for all uses other than single family residential. He explained that applicants will be required to produce a parking study analyzing the

required number of spaces based on the Manual which the Township Engineer will then review and approve. After some discussion the Planning Commission opted to include required minimum parking standards for all residential uses in the ordinance while allowing all other uses to defer to the Manual.

Mr. Patriarca suggested that if the Planning Commission would like to take a break from the project in August and reconvene in September he was amenable to that. He stated that the next sections to be reviewed include the Historic Resource Protection Standards, the Natural Features Protection Standards, Signs and the remaining Supplemental uses.

**MISCELLANEOUS:**

**Events:**

- Summer Concert Series at East Bradford Park at 7 pm on the following dates:
  - July 27<sup>th</sup>: Slingshot
  - August 10<sup>th</sup>: Flying Komorowski Brothers
  - August 24<sup>th</sup>: One Alternative
  
- Guided Nature Hike: August 19<sup>th</sup> at 9 am at Paradise Valley Nature Area – 890 Ravine Road

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

**ADJOURNMENT / CONTINUANCE:**

The meeting adjourned at 8:56 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	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