

East Bradford Township Planning Commission Meeting Minutes July 26, 2022

The July 26, 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 and at the Township Building on July 21, 2022.

Commission members present:

Robert Korbonits, Chair
Anthony (Tony) Biacchi, EdD
Kathryn Deaville
Wes Thomas, PhD

Commission members absent:

Lucia Millet-Lajusticia
Ash Swayne

Staff/Professionals present:

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

Staff/Professionals absent:

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

Others in attendance: Russell Stump, Scott Schmidt and Zach Barner.

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

OLD 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 indicated that he received both the engineering and zoning reviews. He said he also received the conditions of approval this evening. He said one issue that came up this evening has to do with the existing pool which encroaches into the setback of the new lot lines. He said the owner intends to remove the pool when the new house is built but in the meantime it is in violation of the Zoning Ordinance. Mr. Stump said he had hoped to place a note on the plan indicating that the pool would be removed upon issuance of the building permit to satisfy the issue. He asked for input from the Planning Commission on this issue.

Mr. Korbonits asked if the lot line can be shifted to make the pool compliant with the setbacks. Mr. Stump asked if the decking or the pool itself needs to be 15 feet off the property line. Ms. Campisi said the decking needs to be 15 feet from the property line. Mr. Stump said he can move the lot line to accommodate that. Mr. Schmidt said he does not plan to build on the lot anytime soon. Ms. Campisi noted that altering the lot lines so that the pool is located in a zoning compliant location on Lot 2 could result in an issue with the pool being an accessory structure on the lot with no principal structure which would also violate the Zoning Ordinance. She said she will check with the Township Solicitor and report back to the applicant.

Mr. Stump asked about the waiver included in the conditions of approval as he did not request any waivers. After reviewing the waiver request, Mr. Lucas said it was included in his review letter in error and does not apply to this application. Regarding the planted buffer, Ms. Campisi clarified the ordinance requirement for new trees in the required perimeter buffer. Mr. Stump explained the issued with the proposed driveway serving the new house being in the buffer and asked the Planning Commission whether there can be consideration to designing the driveway extension in line with the existing driveway rather than curve the driveway to avoid the buffer. Ms. Campisi noted that the driveway in the buffer requires a variance which the Planning Commission does not have the authority to grant.

Mr. Lucas clarified that the applicant should show the proposed subdivision over an aerial photograph to comply with the Subdivision and Land Development Ordinance. He said the applicant should also show the slopes that are manmade now so that if a future homeowner completes any additional construction on the lot the information will be available. Mr. Lucas said the applicant does not have to show slopes that are 1,000 sq. ft. or less on the plan but should show the tree protection fence around trees to be retained in addition to including note to that effect.

Mr. Stump said the remaining items in the conditions of approval are plan modifications that will be made. Mr. Lucas said he should have the stormwater and erosion and sediment control review completed by the end of the week. Mr. Stump agreed to table the application to a future meeting.

2. Comprehensive Update to the Zoning Ordinance

Ms. Campisi indicated that the anticipated start date of the project is August 1, 2022.

NEW BUSINESS:

None

MISCELLANEOUS BUSINESS:

Dr. Thomas asked whether the traffic signals along Downingtown Pike can be timed better. Mr. Lucas said that process is underway but will take several years to complete.

Ms. Deaville asked if the Township can provide suggestions for places to recycle plastic bags in a future newsletter. Ms. Campisi said yes.

Events - Summer Concert Series

- 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 August 23, 2022.

ADJOURNMENT / CONTINUANCE:

Dr. Biacchi made a motion to adjourn the meeting which was seconded by Ms. Deaville. The meeting adjourned at 7:52 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
815 Guthrie Road	September 26, 2022	September 26, 2022