

East Bradford Township Zoning Hearing Board Meeting Minutes October 16, 2023

The October 16, 2023 Zoning Hearing Board 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 October 10, 2023. Copies of the agenda were also available for attendees at the hearing.

Zoning Hearing Board members present:

Kamil-Ali Jackson, Chair
Andy Schaum, Vice Chair
Dan Bush

Staff/Professionals present:

Tom Oeste, Esquire, Zoning Hearing Board Solicitor
Mark Lucas, Township Engineer

Others in attendance: Mark Hagerty, Robert Tucker, Andy Eberwein, Father Christopher and several other members of the public were also in attendance.

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by Zoning Hearing Board Chair Kamil Ali-Jackson.

PUBLIC COMMENT: None

MEETING MINUTES:

July 24, 2023 minutes: Mr. Schaum made a motion to recommend approval of the minutes. Ms. Ali-Jackson seconded the motion. All members were in favor. The motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. **Property: Road, Tax 558 & 570 Highland Road, Church of the Holy Ascension, Tax Parcels #51-5-38.3 and 51-5-39**

Applicant: Holy Ascension Antiochian Orthodox Church

The applicant proposes retention of the existing church, construction of a new church and social hall and expansion of the existing parking lot.

The applicant seeks the following relief and variances from the East Bradford Township Code and any other relief that the Zoning Hearing Board deems necessary to construct the improvements described above and as shown on plans submitted with the application:

- Special exception approval to expand the existing church use and a modification of the conditions of approval of a prior special exception approval for the existing church use.
- Section 115-58B(2)(e)[4]: to permit 95 parking spaces where 110 are required;

- Section 115-56B(1) to permit a 24-foot-wide main access driveway where a 28-foot-wide driveway is required.
- Applicant seeks a determination from the Zoning Hearing Board that a transportation impact analysis is not required by Section 115-86F. In the alternative, the applicant requests a variance from 115-86F to not provide a transportation impact analysis.

Mr. Oeste entered exhibits into the record on behalf of the Zoning Hearing Board. Mr. Oeste asked if any members of the public wished to be granted party status. The following people sought and were granted party status:

- William and Patricia Farrell, 550 Highland Road
- Valerie Nowak and Sheila Sykes-Gatz, parcel 51-5-40 (vacant)

Mr. Tucker entered exhibits into the record on behalf of the applicant. He also presented several witnesses who provided testimony in support of the application.

Ms. Sykes-Gatz presented testimony in opposition to the relief requested in the Application.

Mark A. Hagerty, Official Court Reporter, steno-graphically recorded the testimony and statements made at the hearing. The Reporter's notes are the official record of the testimony and statements made at the hearing and of the exhibits identified and admitted into evidence.

The hearing concluded at approximately 9:30 p.m. and the Zoning Hearing Board deliberated. However, no decision was announced. Mr. Oeste announced that a decision will be made within 45 days of the close of the record on October 16, 2023. The meeting at which a decision will be rendered will be advertised and the Applicant and parties will be notified.

2. Zoning Hearing Board Solicitor Recommendation – The Board briefly discussed the solicitor appointment for 2024 and agreed to retain Tom Oeste with Buckley Brion McGuire & Morris.

NEXT MEETING: The next Zoning Hearing Board meeting is scheduled for November 20, 2023.

ADJOURNMENT / CONTINUANCE: The meeting adjourned at 9:45 p.m.

Meeting minutes recorded by: Mark Lucas, Township Engineer