

## **East Bradford Township Planning Commission Meeting Minutes October 24, 2023**

The October 24, 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 October 19, 2023. Copies of the agenda were also available at the meeting.

Commission members present:

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

Commission members absent:

Ash Swayne, Vice Chair  
Robert Korbonits

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:** Dr. Biacchi made a motion to approve the minutes from the September 26, 2023 meeting. Mr. Russo seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**NEW BUSINESS:**

**OLD BUSINESS:**

1. Zoning Ordinance Update - Signs

Mr. Patriarca said he used Montgomery County's model sign ordinance to update the Township's ordinance. He explained that the model reflects decisions made by the Supreme Court that determined that municipalities cannot regulate the content of signs but can regulate the size of the support structures as well as the actual signs. Mr. Patriarca also explained that definitions for signage have been incorporated into the chapter itself to make it more user friendly.

The Planning Commission discussed billboards, regulating neon signs in store windows, personal expression signs and election signs as well as signs for different types of institutions. Mr. Patriarca agreed to make changes to the ordinance as discussed at the meeting.

**MISCELLANEOUS:**

Fall Events:

- November 11 – Introduction to Orienteering at Harmony Hill Nature Area: 10 am

**NEXT MEETING:** The next Planning Commission meeting is scheduled for November 28, 2023.

**ADJOURNMENT / CONTINUANCE:**

The meeting adjourned at 9:00 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	January 31, 2024	January 4, 2024
CU for Comerford B&B	March 31, 2024	Deadline to schedule hearing
815 Guthrie Road	Indefinite extension granted by the applicant	N/A