

## **East Bradford Township Planning Commission Meeting Minutes October 25, 2022**

The October 25, 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 October 19, 2022.

**Commission members present:**

Ash Swayne, Vice Chair  
Anthony (Tony) Biacchi, EdD  
Kathryn Deaville  
Lucia Millet-Lajusticia  
Zach Barner

**Commission members absent:**

Robert Korbonits, Chair  
Wes Thomas, PhD

**Staff/Professionals present:**

Andrea Campisi, Director of Planning & Zoning/Recording Secretary

**Staff/Professionals absent:**

Mandie Cantlin, Township Manager  
Mark Lucas, Township Engineer  
Rich Phifer, Director of Property and Recreation  
Peggy Lennon, Director of Finance  
Planning Commission Solicitor  
Planning Commission Special Counsel

Others in attendance: Chris Patriarca and Joe Shanley, Chester County Planning Commission.

**CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by Vice Chair Swayne 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 27, 2022 meeting. Ms. Deaville seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**OLD BUSINESS:**

**1. Comprehensive Update to the Zoning Ordinance**

Chris Patriarca and Joe Shanley, planners with the Chester County Planning Commission (CCPC), were present. Mr. Patriarca reiterated that one of the goals of this project is to make the ordinance more user friendly and align it with the PA Municipalities Planning Code.

Mr. Patriarca presented the revised sections of the ordinance including Nonconformities, Zoning Hearing Board and Administration. Dr. Biacchi asked what the effective date of the ordinance will be. Mr. Patriarca said it is typically the date the ordinance is adopted but said that the Township Solicitor should be

consulted for input. With regard to nonconforming uses, there was consensus among the Planning Commission to permit a 25% expansion via special exception to address any externalities that would arise from the expansion. With regard to expanding a nonconforming structure, the Planning Commission was agreeable to a 25% expansion. Where a nonconforming structure is involuntarily damaged by a natural disaster or a fire, the Planning Commission agreed to allow the structure to be reconstructed within the limits of the existing foundation provided the reconstructed structure does not exceed the height, area or volume of the original structure and provided the reconstruction commences within one year of either acquiring or going through the process of obtaining the required permits. The Commission was also agreeable to allow an extension of this period provided the applicant submits the request in writing. The Commission discussed the possibility of providing a longer time frame for an owner to complete the reconstruction but ultimately settled on the language above.

The Commission was also agreeable to allow construction on existing undersized lots/nonconforming lots provided all other zoning requirements are met. Ms. Deaville raised a concern about the location and slope of driveways on existing lots that will be permitted to be built upon by right. Ms. Campisi agreed to check with the Township Engineer on whether there are requirements for driveway slope in the Zoning Ordinance.

With regard to the amendments to the Zoning Hearing Board section, the Planning Commission requested a minor modification to the language that allows the Zoning Officer to reject an application submitted to the Zoning Hearing Board. Mr. Patriarca reviewed the Administration section. There were no comments.

**NEW BUSINESS:**

1. None

**MISCELLANEOUS BUSINESS:**

1. Dr. Biacchi asked if the Township makes a profit off of fees for various permits. He noted that he has had Township residents express concerns to him regarding permit fees as well as costs to provide various stormwater related amenities such as berms. Ms. Campisi said there is a difference between permitting costs and construction costs, which installation of a berm would be the latter. She said the intent of permit fees is to recoup staff time spent reviewing the permits and to not make a profit, but she agreed to confer with the Township Manager and report back at a future meeting.
2. **Events – Winter History Hikes at Harmony Hill Nature Area - all hikes begin at 2 pm**
  - Saturday, December 10, 2022
  - Saturday, January 21, 2023
  - Saturday, February 11, 2023

**NEXT MEETING:** The next Planning Commission meeting is scheduled for November 22, 2022.

**ADJOURNMENT / CONTINUANCE:**

The meeting adjourned at 8:32 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, 2023	6 <sup>th</sup> hearing
CU for Comerford B&B	March 31, 2023	Deadline to schedule hearing

815 Guthrie Road	Indefinite extension granted by the applicant	N/A
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