

# East Bradford Township Planning Commission Meeting Minutes January 23, 2018

The January meeting of the East Bradford Township Planning Commission (PC) was held on January 23, 2018 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

Commission members present:

Anthony (Tony) Biacchi, EdD, Chair  
Robert Korbonits, Vice Chair  
Don Lynn, Esquire  
Ash Swayne  
Bill Tritle, P.E.  
Joe Fautleroy (in training)

Commission members absent:

Kathryn Deaville  
Wes Thomas, PhD

Staff/Professionals present:

Mandie Cantlin, Township Manager/Planning Administrator/Secretary  
Mark Lucas, P.E., Township Engineer

Staff/Professionals absent:

Michael P. Lynch, Director of Finance  
Melissa Needles, Zoning Officer  
Planning Commission Solicitor  
Planning Commission Special Council

Others in attendance:

Approximately 50 guests were present. Board of Supervisors' Vice Chair John Snook was in attendance.

**CALL TO ORDER:** The meeting was called to order at 7:30 p.m. by Chair Biacchi.

**PUBLIC COMMENT:** None

**ORGANIZATION FOR 2018:**

Tony Biacchi and Wes Thomas were reappointed by the Supervisors during the organization meeting. The Supervisors also reappointed Unruh, Turner, Burke & Frees (Andrew Rau) as general counsel. Special Counsel Thomas Oeste is now with Buckley Brion McGuire & Morris.

Ms. Cantlin assumed the role of Temporary Chair for the purpose of taking nominations for Chair. Mr. Lynn made a motion to recommend Tony Biacchi as Chair. Mr. Korbonits seconded the motion. There were no other nominations, no discussion, and no public comment. The motion passed unanimously.

Mr. Tritle made a motion to nominate Bob Korbonits as Vice Chair. Mr. Lynn seconded the motion. There were no other nominations, no discussion, and no public comment. The motion passed unanimously.

Dr. Biacchi made a motion to appoint Mandie Cantlin as Recording Secretary. Mr. Tritle seconded the motion. There were no other nominations, no discussion, and no public comment. The motion passed unanimously.

PC meetings will be held on the fourth Tuesday of each month at 7:30 p.m. The only exception for 2018 is the December meeting (December 18 instead of December 25).

**MINUTES:** Mr. Tritle made a motion to approve the minutes from November 28, 2017, as presented. Mr. Swayne seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**OLD BUSINESS:**

1. SD 641 Daily Local News – The applicant, Toll Brothers Apartment Living, was present and represented by Lou Colegreco, Esquire; Joshua Rubinich, Toll Brothers; Michael Kirby, Toll Brothers; and Matt Hammond, Traffic Planning and Design. The applicant was last before the Commission in November 2017.

The applicant outlined changes made to the concept as a result of feedback from the Township consultants, advisory boards, and residents. Changes include:

- Reduction in the number of units from 325 to 270.
- Reallocation of the building to reduce the visual impact of the northern façade. As a result, the elevation of the north and south faces of the building are approximately 50 feet. The highest elevation is in the middle with a height of approximately 70 feet.
- The applicant is revising the traffic study to address review comments. They will be adding the Rt 322/Bradford Avenue intersection into the analysis.
- The applicant is proposing 1.5 parking spaces per unit, which is comparable to ratios used for similar projects.

Mr. Hammond also provided some background information about the traffic study process and provided responses to some of the concerns raised during the last meeting.

The PC offered comments:

- Dr. Biacchi expressed concern about potential conflict in the middle turning lane between people traveling west on Strasburg Road turning into Ace Hardware and people traveling east on Strasburg turning into the shopping center. The applicant commented that this is an existing condition and suggested that it will be improved by moving the Daily Local access further west, in line with the shopping center entrance. Mr. Tritle asked the applicant to explore the feasibility of sharing an access with Ace Hardware.
- Mr. Tritle asked the applicant whether it would be feasible to provide a visual (e.g. vegetated) buffer between the exterior parking and Strasburg Road.
- Dr. Biacchi inquired about the placement of HVAC systems. The applicant replied that they will be on the roof, hidden by the parapets.
- Mr. Lynn commented that he felt the appearance of the building is inconsistent with the Township and with other surrounding structures; it is too large.
- Mr. Lynn also inquired whether the units would be for sale or rent. Toll Brothers intends to retain ownership of the property and rent the apartments.
- Mr. Lynn asked the applicant to outline the benefits this project offers the Township. The applicant responded that the project will provide a different housing type, support for

commercial businesses, fee in lieu of open space funds, pedestrian connectivity, and tax revenue with little burden on schools.

- Dr. Biacchi inquired about the meeting that occurred between Bradford Square and Toll Brothers. Mr. Rubinich summarized some of the discussion (e.g. property management); Bradford Square HOA members in attendance concurred with Mr. Rubinich's summary.

The PC heard the following public comments:

- Barbara Beyer asked for clarification of the traffic study scope and commented that she does not feel the structure is aesthetically consistent with the surrounding community. Mr. Hammond clarified that the applicant examined the roads in the immediate vicinity of the project (as opposed to roads in other areas of the region).
- Sonia Trudeau inquired about the southern boundary of the traffic study to which the applicant replied that DeBaptiste Lane is the southernmost intersection. She also commented that people park on Bradford Avenue (east side) between the two entrances to DeBaptiste Lane, which could inhibit traffic flow. The applicant noted that this project might result in the Township and Borough considering parking restrictions. Finally, she raised concern about school bus traffic at the Market Street intersection. The applicant indicated that this is not within the study area.
- Tom Paxon (West Chester Borough) expressed concern about the overall traffic volume resulting from developments in the West Chester area. He urged municipalities to collaborate to mitigate traffic congestion issues.
- Fred Lutcher inquired about the timing of the traffic study (given recent construction on Bradford Avenue). Mr. Hammond replied that the initial study was done in the fall of 2017, which was during construction (although there was no construction during peak hours). The applicant did more traffic counts in January to ensure they had accurate counts. The January counts were slightly lower. Mr. Lutcher also commented that he does not feel that this project is consistent with East Bradford's character, which emphasizes open space preservation.
- Doug Weber agreed that the appearance was uncharacteristic of East Bradford Township. He also asked how pedestrian circulation influences the traffic analysis. Mr. Hammond noted that additional study will take place to determine the proper treatment for the pedestrian crossings. Finally, Mr. Weber inquired about the unit mix. Mr. Rubinich responded that the mix is still uncertain, but that it would likely be weighted towards singles and studios.
- Kean Spencer further agreed that the building is out of character.
- Karen Hemmingway asked if the Township would do its own traffic study and whether the Township was in financial trouble.
- Mike Hall agreed that the building does not fit. He feels the roads are already congested and is concerned about the potential impact to the Bradford Square open space and to children in the community. He inquired about the look of the garage.
- Kathryn Dolan asked whether the applicant planned to widen the road. Mr. Hammond showed where minimal widening is planned on the west side of Bradford Avenue, but noted that parking prohibition in this area could still be warranted.

- Matt Maturani inquired about the process to change the zoning to allow for this use. Board of Supervisors' Vice Chair John Snook commented that the change is discretionary. Whether the Supervisors wish to entertain this use is a policy decision. If the zoning is amended, a public hearing would be conducted.
- Gale Mackenzie expressed concern about the loss of openness at the intersection and about traffic.
- Steve Wilchek feels this is very high density. Dr. Biacchi noted that the Comprehensive Plan suggests the Township consider medium to high density for this site.
- Nora Ziegler is concerned about cut-through traffic in Windon.
- Wendy Buckley asked the Commission to use its best judgement to obtain balance at this site.
- Susan Hahn inquired about the height of the parking garage (four stories) and lighting at the pedestrian crossings.

The applicant will follow-up with Township staff to discuss the next step in this informal process. In general, some members of the PC are of the opinion that the apartment product is appropriate, but would like to see a "softer" façade (more variation, lower elevations at street level). Some would favor a mixed-use treatment (commercial on the ground level; apartments above). Other members do not believe this is the right product and would favor a less dense townhouse community or commercial use.

2. SD 643 Cornwell Lot Line Change – The applicant, John Cornwell, was present along with Moses Cornwell (equitable owner).

This plan is based on a sketch plan the PC reviewed last summer. The applicant is proposing to adjust several lot lines associated with three parcels on Lucky Hill Road. The resulting lots would contain the following acreages: Lot 1 = 1.919 acres; Lot 2 = 10 acres; and Lot 3 = 10.275 acres. The applicant received zoning relief to create a ~1-acre lot in the R-1 district (which requires a minimum of 3 acres). The Zoning Order prohibits Lots 2 and 3 from further subdivision and further prohibits the construction of any structures or buildings on Lot 3.

The applicant submitted copies of the notices sent to the adjoining property owners advising them of this meeting. The Historic Commission discussed the Historic Resource Impact Study earlier in the month.

Matt Maturani inquired about the location of the project. The applicant oriented the project on Lucky Hill Road in the southern portion of the Township.

Mr. Korbonits made a motion to accept the application to commence the 90-day time clock. Mr. Tritle seconded the motion. There was no further discussion and no public comment. The motion passed unanimously. The timeclock for the application will expire on April 23, 2018. In the weeks ahead, the plan will be reviewed by Township consultants and advisory boards and commissions.

## **NEW BUSINESS:**

1. ASA Modification Proposal – The Township received a request from William and Pamela Rappolt to add their 20-acre property in Birmingham Township (parcel 65-3-14.19) into East Bradford's Agricultural Security Area (ASA). Agricultural security areas are intended to promote viable farming operations over the long term by

strengthening the rights of farmers to farm. Landowners in an ASA receive protection from local laws and ordinances that would unreasonably restrict farm practices.

Director of Property and Recreation Rich Phifer reviewed the request against criteria contained in the State Agricultural Security Area Law and found it consistent with the regulation. Mr. Korbonits made a motion to recommend approval of the modification request. Mr. Tritle seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

2. Chester County Acquisition Grant – Rich Phifer will be submitting an application to Chester County for funding towards an acquisition project on Birmingham Road, south of Lenape Road. Mr. Tritle made a motion to support the grant request. Dr. Biacchi seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**MISCELLANEOUS BUSINESS:**

1. Application Updates
  - a. SD 632 Darlington Ridge – The Township anticipates a subdivision/land development submittal in February.
  - b. SD 635 WCU – No update.
  - c. SD 639 Unruh – Plans are being recorded.
  - d. SD 642 Sweeney – Plans are being recorded.
  - e. SD 644 Stump – Staff has met with the applicant to discuss plan revisions.
  - f. Scanneltown Road Bed and Breakfast – Conditional use approved
  - g. Birmingham Road Bed and Breakfast – Application pending
  
2. Recreational events (<https://www.eastbradford.org/departments/parks-open-space-trails/events/>)
  - a. Orienteering March 10
  - b. Strode’s Barn Stewardship Day April 7
  - c. Spring Naturalist Walk TBD
  - d. Trail Blazer Run June 16
  
3. Educational Opportunities

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for February 27, 2018 at 7:30 p.m.

**ADJOURNMENT / CONTINUANCE:** At approximately 10:00 p.m. the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin  
 Planning Commission Secretary

**CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
SD 635 WCU	March 14, 2018	PC February / BOS March
SD 644 Stump	April 21, 2018	PC March / BOS April
SD 643 Cornwell	April 23, 2018	PC March / BOS April
SD 641 Daily Local	N/A	N/A (Ordinance amendment)
SD 642 Sweeney	N/A	N/A (Final approved; recording pending)

SD 639 Unruh	N/A	N/A (Final approved; recording pending)
SD 613 Metzger/EBT	N/A	N/A (Final approved; recording pending)
SD 625 CCAA	N/A	N/A (Final approved; recording pending)