

**East Bradford Township  
Board of Supervisors  
Public Hearing for Ordinance Amendment (Keeping of Animals)  
June 12, 2018**

**CALL TO ORDER:** At approximately 7:00 pm, Chair Pompo convened a public hearing to consider an ordinance titled: AN ORDINANCE OF EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST BRADFORD CODE AT CHAPTER 115, "ZONING", TO AMEND §115-6 BY THE ADDITION OF DEFINITIONS; §115-38 TO PROVIDE FOR KENNELS; §115-75 TO PROVIDE FOR THE KEEPING OF ANIMALS; AT CHAPTER 74, "NOISE DISTURBANCE", TO AMEND §74-3 TO PROVIDE FOR ANIMAL REGULATION AND §74-4 TO UPDATE ENFORCEMENT PROVISIONS; AT CHAPTER 95, "SUBDIVISION AND LAND DEVELOPMENT", TO AMEND §§95-13 AND 95-14 TO UPDATE REQUIRED PLAN INFORMATION FOR HISTORIC IMPACT STUDIES; AND OTHER MISCELLANEOUS PROVISIONS CONTAINED HEREIN. Section 1 amends §115-6 to add definitions for adult animal, exotic wildlife, fowl, livestock, normal farming operations and pet animals. Section 2 amends §115-38.C by the addition of the kennel use. Section 3 deletes §115-75 and creates a new §115-75 which contains purpose and use regulations for the keeping of animals. Section 4 amends §73-3 to provide for animal noise enforcement. Section 5 amends §73-4 to update penalty provisions. Section 6 amends §95-13.C(2)(g) to address historic resource impact studies. Section 7 amends §95-14.C(20) to address historic resource impact studies. Section 8 provides for severability if any sentence, clause, section, or part of this ordinance is held to be unconstitutional, illegal, or otherwise invalid. Section 9 repeals all ordinances or parts of ordinance conflicting or inconsistent herewith. Section 10 permits General Code to make nonsubstantive formatting and numbering changes. Section 11 provides for the ordinance to become effective as permitted by law.

The hearing was held in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822. Public Notice was published in the Daily Local News on May 24, 2018 and May 31, 2018.

**Board members present:**

Vincent M. Pompo, Esquire, Chair  
John Snook, Vice Chair  
J. Patrick Davis, Member

**Board members absent:** None

**Staff/Professionals present:**

Mandie Cantlin, Township Manager/ Secretary  
Mark Lucas, P.E., Township Engineer  
Melissa Needles, Zoning Officer  
Andrew Rau, Esquire, Township Solicitor

**Staff/Professionals absent:**

Michael P. Lynch, Director of Finance  
Rich Phifer, Property and Recreation Director  
John Carroll, Director of Public Works

**Others in attendance:**

Approximately 45 guests, including applicants, were present.

**PUBLIC COMMENT:**

Dottie Soland inquired whether the noise portion of the proposed ordinance amendment is specific to animals. Ms. Cantlin replied that it is specific.

Pattie Lechmanik and Mark Ouimet asked for more information about the historic resource impact study provision. Ms. Cantlin replied that the amendment clarifies that the historic resource impact study must be submitted with a preliminary or final plan submission (the current provision only requires that a note be placed on the plan to this effect).

Christine Simms inquired whether any other permit or approval would be needed to keep goats. Ms. Needles replied that no other approval is necessary.

**ACTION:** Mr. Davis made a motion to adopt the proposed amendment as Ordinance 01-2018. Mr. Snook seconded the motion. There was no discussion and no public comment. The motion passed unanimously.

**CONCLUSION:** The hearing concluded at approximately 7:08 pm.

**East Bradford Township  
Board of Supervisors  
Public Hearing for Ordinance Amendment (Vehicle Code)  
June 12, 2018**

**CALL TO ORDER:** At approximately 7:08 pm, Chair Pompo convened a public hearing to consider an ordinance titled: AN ORDINANCE AMENDING THE VEHICLE AND TRAFFIC CHAPTER, CHAPTER 104, OF THE CODE OF THE TOWNSHIP OF EAST BRADFORD TO MAKE REVISIONS TO EXISTING LOCATIONS AND TO ADD NEW LOCATIONS REGULATING PARKING ON CERTAIN ROADS. Section 1 amends §104-5 for Bradford Avenue. Section 2 provides for severability if any sentence, clause, section, or part of this ordinance is held to be unconstitutional, illegal, or otherwise invalid. Section 3 repeals all ordinances or parts of ordinance conflicting or inconsistent herewith. Section 4 provides for an effective date.

Mr. Pompo noted that people park on Bradford Avenue (north of Miner Street) when there are games at the St. Agnes field, which is located next to the First West Chester Fire Company. Sometimes this on-street parking makes it difficult for Fire Company personnel to exit the fire house when responding to emergencies. This parking prohibition is intended to ensure the Fire Company can safely and efficiently respond to calls.

The hearing was held in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822. Public Notice was published in the Daily Local News on May 24, 2018 and May 31, 2018.

**Board members present:**

Vincent M. Pompo, Esquire, Chair  
John Snook, Vice Chair  
J. Patrick Davis, Member

**Board members absent:** None

**Staff/Professionals present:**

Mandie Cantlin, Township Manager/ Secretary  
Mark Lucas, P.E., Township Engineer  
Melissa Needles, Zoning Officer  
Andrew Rau, Esquire, Township Solicitor

**Staff/Professionals absent:**

Michael P. Lynch, Director of Finance  
Rich Phifer, Property and Recreation Director  
John Carroll, Director of Public Works

**Others in attendance:**

Approximately 45 guests, including applicants, were present.

**PUBLIC COMMENT:** None

**ACTION:** Mr. Snook made a motion to adopt the proposed amendment as Ordinance 02-2018. Mr. Pompo seconded the motion. Mr. Davis abstained from voting because he is a member of the Fire Company. There was no discussion and no public comment. The motion passed with two in favor and one abstention.

**CONCLUSION:** The hearing concluded at approximately 7:10 pm.

**East Bradford Township  
Board of Supervisors  
Public Hearing for Bed and Breakfast Estate  
June 12, 2018**

**CALL TO ORDER:** At approximately 7:10 pm, Chair Pompo reconvened the public hearing to consider the conditional use application of John Marshall and Dara Gans-Marshall with respect to the property located at 415 Birmingham Road (parcel 51-7-113.1). The hearing was opened on April 10, 2018 and continued to this date. The hearing was held in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822.

Board members present:

Vincent M. Pompo, Esquire, Chair  
John Snook, Vice Chair  
J. Patrick Davis, Member

Board members absent: None

Staff/Professionals present:

Mandie Cantlin, Township Manager/ Secretary  
Mark Lucas, P.E., Township Engineer  
Melissa Needles, Zoning Officer  
Andrew Rau, Esquire, Township Solicitor

Staff/Professionals absent:

Michael P. Lynch, Director of Finance  
Rich Phifer, Property and Recreation Director  
John Carroll, Director of Public Works

Others in attendance:

Approximately 48 guests, including applicants, were present.

Court Reporter Mark Hagerty was in attendance to record the complete official proceedings. Therefore, these minutes constitute only a summary of the hearing.

Mr. Rau provided an overview of the application and hearing procedures.

Approximately 23 individuals/families requested party status. Two of these families are represented by John Mezzanote, Esquire. The applicant objected to 11 requests for party status on the basis that they are not adjacent to the subject property. The Board reserved its right to decide on status later.

The following exhibits were entered into the record:

Board Exhibits

- B-3 Initial Application Packet dated March 12, 2018
- B-4 Amended Application Packet, with correspondence from Debra A. Shulski, Esquire dated May 23, 2018
- B-5 Proof of Publication of Continued June 12, 2018 Hearing Date (Advertising 5/27/18; 6/3/18)
- B-6 Affidavit of Posting of the Property
- B-7 Applicant's Affidavit of Service upon Adjacent Property Owners, with Correspondence from Debra A. Shulski, Esquire dated June 5, 2018
- B-8 Initial EBT Environmental Advisory Council Review Minutes dated March 26, 2018
- B-9 Initial EBT Traffic Committee Review Minutes dated March 16, 2018
- B-10 Initial EBT Zoning Review dated March 26, 2018
- B-11 Initial Thomas Comitta Associates, Inc. Review dated March 29, 2018
- B-12 Initial EBT Engineering Review dated April 2, 2018
- B-13 Chester County Planning Commission Review letter dated April 20, 2018
- B-14 Drury Declaration recorded March 4, 1999
- B-15 Drury First Amendment to Declaration recorded April 11, 2005
- B-16 Drury Second Amendment to Declaration recorded November 2, 2017

- B-17 EBT Zoning Hearing Board Decision dated March 16, 2018 currently under appeal by East Bradford Township BOS at CCP No. 2018-03763-ZB; and currently under appeal by Dorothy Soland, Daniel Soland, Mark Ouimet, and Anna Ouimet at CCP No. 2018-03764-ZB
- B-18 EBT Planning Commission Minutes dated March 27, 2018
- B-19 Drury Subdivision Title Plan Sheet recorded February 19, 1999; incorporating by reference full Final Plan and underlying General Note 8 prior Conditional Use Decisions

Applicant Exhibits

- A-1 Conditional Use Application as amended by correspondence dated May 23, 2018
- A-2 Deed
- A-3 Affidavit of Notice (Incorporated herein by reference) (original submitted to the Township on June 5, 2018)
- A-4 Historic Resource Map
- A-5 Aerial Plan
- A-6 Floor Plan
- A-7 Sign Plan
- A-8 C.V. of Denny Howell, P.E.
- A-9 Parking Plan
- A-10 Narrative of Conditional Use Compliance
- A-11 Impact Study

After about two hours of testimony, the Board unanimously agreed to continue the hearing to July 10, 2018 at 7:15 pm.

**CONCLUSION:** The hearing concluded at approximately 9:25 pm.

## **East Bradford Township Board of Supervisors Regular Meeting Minutes June 12, 2018**

The June regular meeting of the East Bradford Township Board of Supervisors (BOS) was held on June 12, 2018 in the East Bradford Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822.

**Board members present:**

Vincent M. Pompo, Esquire, Chair  
John Snook, Vice Chair  
J. Patrick Davis, Member

**Board members absent: None**

**Staff/Professionals present:**

Mandie Cantlin, Township Manager/ Secretary  
Mark Lucas, P.E., Township Engineer  
Melissa Needles, Zoning Officer  
Andrew Rau, Esquire, Township Solicitor

**Staff/Professionals absent:**

Michael P. Lynch, Director of Finance  
Rich Phifer, Property and Recreation Director  
John Carroll, Director of Public Works

**Others in attendance:**

Approximately 48 guests were present.

**CALL TO ORDER:** The meeting was called to order at 9:25 pm by Chair Pompo.

**ANNOUNCEMENTS**

1. Trail Blazer Run; June 16 (4:00 pm) at the Paradise Farm Camps
2. 4th of July Concert and Cookout; July 2 (6:00 pm) at East Bradford Park
3. Summer Concert Series; Thursdays in August (August 2-23) (6:30 pm) at East Bradford Park

**PUBLIC COMMENT:** None

**CONSENT AGENDA**

Mr. Davis made a motion to approve the consent agenda, consisting of:

1. Minutes from:
  - a. May 8, 2018 6:00 pm (work session)
  - b. May 8, 2018 7:00 pm (regular meeting)
  - c. June 7, 2018 12:00 noon (work session)
2. Recognition of executive sessions on:
  - a. May 22, 2018 (real estate)
  - b. June 7, 2018 (personnel)
  - c. June 12, 2018 (litigation)
3. Bills to pay for June 2018
4. Resolution to dispose of records (Resolution 17-2018)

Mr. Snook seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**BUSINESS:** None

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meetings of the Board of Supervisors are scheduled for July 5, 2018 at 12:00 noon (work session), July 10, 2018 at 6:00 pm (work session), and July 10, 2018 at 7:00 pm (regular meeting).

**ADJOURNMENT / CONTINUANCE:** At approximately 9:30 pm, the Board unanimously agreed to adjourn the meeting.

**EXECUTIVE SESSION:** None

Mandie Cantlin  
Secretary