

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
SEPTEMBER 6, 2011**

ATTENDING:

PLANNING COMMISSION

Mark Slouf, Chairman
William Cook, Vice-Chairman
Robert Lyng, Secretary
Karen DeFazio, Member
Matthew Hammond, Member
John Merva, Member

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager

Chairman Mark Slouf called the meeting to order at 8:04 PM.

MINUTES – July 5, 2011

Chairman Slouf motioned to approve the July 5, 2011 meeting minutes as presented, seconded by Mr. Hammond. All ayes, motion carried 6-0.

SUBDIVISIONS

CASE (2011-01)

Chairman Slouf provided an overview of a two-lot subdivision on Hunt Drive. The Applicant proposes to subdivide a 2.02 acre property into two lots of 1.00 acre and 1.02 acres. The property is presently improved with a single-family detached home and a mobile home, and the Applicant proposes to remove the mobile home and to construct a single-family detached home on the new lot. The property is presently serviced by on-lot water and on-lot sewer.

Chairman Slouf toured the property, and believes the proposal complements the character of this neighborhood.

Harrington Case provided a brief history of the subdivision and this property. Mr. Case stated that, in 1986, the Township had approved a land development plan to allow for the location of a mobile home at the property.

Mr. Case stated he is requesting a waiver of the requirement to submit a landscape plan. Mr. Case cited existing landscaping at the property, and he noted property owners in this subdivision “do their own thing” with regard to landscaping at individual properties.

Mr. Case stated he is requesting a waiver of the requirement to submit a stormwater management plan. Mr. Case cited existing grading and rolled curbing at both sides of Hunt Drive.

The Planning Commission considered the August 9, 2011 review letter issued by E.B. Walsh, Township Engineer. As to Zoning Ordinance Comments, Mr. Case confirmed he will comply with items 4, 5, 6 and 8. Mr. Ryan confirmed the Township Zoning Hearing Board granted the relief required to address items 1, 2, 3 and 7.

Mr. Case agreed to add the zoning relief as granted to the subdivision plan.

As to the Subdivision and Land Development Ordinance Comments, Mr. Case confirmed he will comply with items 2, 4, 5, 6 and 7. Mr. Case stated he will revise the plan to add the rationale previously stated for the two waiver requests, per items 1 and 3. As to item 8, Mr. Case noted and Mr. Ryan confirmed a Planning Module exemption had been granted by the Pennsylvania Department of Environmental Protection. There was general discussion as to required soil testing for alternate septic field locations, and Mr. Case will contact the Chester County Health Department to confirm that which is required to be completed.

As to the General Comments, Mr. Case confirmed he will comply with items 1, 2 and 3.

The Planning Commission considered the August 23, 2011 review letter issued by Chester County Planning Commission. Chairman Slouf noted no outstanding items were noted in this review.

Mr. Case agreed to add a plan note requiring the removal of the mobile home prior to the issuance of a use and occupancy permit for the single-family detached home to be constructed.

Mr. Case will revise the plan, with the goal of resubmitting same for review at the October 4 Planning Commission meeting.

Chairman Slouf and the Members of the Planning Commission wished Mr. and Mrs. Case a very happy wedding anniversary – their 59th.

BUSINESS

Brandywine-Struble Greenway Initiative

Mr. Ryan provided an overview of the planning meeting scheduled for September 29. Mr. Ryan noted revised concept plans will be reviewed, a greenway name will be discussed, and various open space and preservation strategies will be considered.

Smith Farm Planning Module

Chairman Slouf assigned the review of the Smith Farm Planning Module to Ms. DeFazio. The Members will consider this Planning Module at the October 4 Planning Commission meeting.

Traffic Management and Improvement Considerations

Mr. Hammond provided an overview of potential grant opportunities for recommended improvements to Township infrastructure.

Ordinance Recommendations


Mr. Merva will update observations noted during the Members' spring tour of subdivisions, and continue this discussion at the October 4 Planning Commission meeting.

NOTICES

- Chairman Slouf noted the Marshallton Triathlon will be held on October 2.
- Chairman Slouf noted the Commission will next meet on October 4.
- Chairman Slouf noted the Fall Festival will be held on October 22.

There being no further business, the meeting was adjourned at 9:08 PM.

Respectfully submitted,


Robert Lyng
Secretary

RL/kw