

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
October 21, 2008**

ATTENDING:

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Vincent M. Visoskas, Asst. Township Mgr.

Chairman Mark Slouf called the meeting to order at 8:03 PM. The Chairman added an item to the agenda – United Sports Training Center Master Plan Update.

MINUTES – September 16, 2008

Mr. Slouf motioned to accept the report as written. Mr. Merva seconded the motion and the motion passed unanimously.

BUSINESS

Mr. Slouf noted that John Snook of the Brandywine Conservancy has presented options and draft language to consider for updating the open space development zoning option in the Township Zoning Ordinance. He asked the members to review the materials and provide comments.

Mr. Visoskas noted that he is meeting with Mr. Thomas Comitta to discuss reviewing density modifications in the TND-2 zoning district. The Planning Commission noted that the current density within the district was used for the Freedom Road Village Subdivision.

SUBDIVISIONS

2008-05 Wild Oats Farm – Land Development

Robert Adams, Esquire and Dave Sanders, P.E. were present to represent the plan. The Township is awaiting review letters from outside parties.

None of the other subdivisions that are formal submissions have had any additional information presented, so there was not a discussion of them.

SKETCH

None of the sketch plans had any additional information presented, so there was not a discussion of them.

USTC Master Plan Update


Mr. Ted van Beuren was present to represent the project. Mr. van Beuren discussed his ideas for future expansion of the site including a pool and tennis complex with possible future additions of a velodrome, gymnastics center, daycare center, and fitness center.

The Applicant and the Planning Commission discussed sewage, impervious coverage, stormwater, and traffic issues. The Applicant will present a full sketch plan to the Planning Commission in the months ahead. Mr. Slouf asked that prior to his next meeting with the Planning Commission, the Applicant create a list of proposed activities on the site and a determination if they fall under existing zoning.

The Planning Commission scheduled a walk of the United Sports facility proposal for November 15th at 8 AM.

Mr. Slouf adjourned the meeting at 9:02 PM.

Respectfully submitted,


Robert Lyng,
Secretary

RL/vmv