

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
APRIL 5, 2016**

ATTENDING:

PLANNING COMMISSION

John Merva, Chairman
William Cook, Vice Chairman
Mark Slouf, Secretary
Karen DeFazio, Member
Scott Klein, Member
Bob Lyng, Member
David McClung, Member
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Justin Yaich, Township Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:00 p.m.

MINUTES

March 1, 2016 Meeting Minutes

Mr. Cook motioned to approve the March 1, 2016 Planning Commission meeting minutes as presented, second by Mr. Klein. All ayes, motion carried 7-0.

SUBDIVISIONS

2015-05 Caporale - 2 Lots - Preliminary

Michael Caporale gave a brief overview, stating that he needs to seek zoning relief of section 450.11.C.5 subsection C, which regulates further subdivision of lands.

General discussion took place. Mark Slouf stated that he doesn't feel a variance is needed. Mr. Caporale stated that he would meet with Township staff to discuss. Mr. Caporale agreed to a 90 day review extension to July 5, 2016. No action was taken on the plan.

2015-06 Mayfair - 112 Units - Final

No one was present to represent the plan. No action was taken.

SKETCH PLANS

SK16-01 Chidester Property - 2 Lots

Dan Chidester presented his revised plans. He reviewed Ted Gacomis' letter dated April 4, 2016. The parcel is 5.09 acres. Mr. Chidester explained a previous deal to swap some property with a neighbor, which did not work out. As a result he needs a variance.

Mark Slouf stated he feels the Planning Commission and Township should oppose the variance.

Bob Lyng questioned what will become of the unfinished home. Mr. Chidester stated that he would finish it and move in.

Mr. McClung stated he didn't feel the Planning Commission had a part in opposing the Applicant at the Zoning Hearing Board.

Mr. Merva asked for a motion to take a vote on if the Planning Commission should vote on taking a position. General discussion took place. Chairman Merva decided to poll the members. The poll was tied with Karen DeFazio abstaining. No action was taken on a recommendation for opposing.

SK16-02 Donnon Property - 3 Lots

Inland Design representative Charles Dobson presented the sketch. The discussion centered on zoning section 450-11.C.5 which will dictate if the plan may have 2 lots or 3.

The Applicant agreed to meet with Township staff to discuss the zoning in question.

BUSINESS

The Brandywine Conservancy - Natural Resource Standards and Landscape Ordinance Study

John Theilacker presented his revisions, which were recommendations from the Planning Commission.

Chris Parker questioned the maps and overlay of slopes. He feels this will create an unnecessary burden to already existing property homeowners. Mr. Theilacker stated that the intent is to protect the large tracts of land which are left in the Township. Mr. Parker agreed with the intent to protect large tracts.

Mr. Cook suggested the Planning Commission mark up the maps to quantify the impact of the overlay. Discussion will be continued at the Planning Commission level. No action was taken.

There being no additional business, the meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Mark Slouf
Secretary

MS/kw