

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
ORGANIZATION/FORMAL/WORK SESSION
JANUARY 10, 2017**

ATTENDING

PLANNING COMMISSION:

John Merva, Chairman
William Cook, Vice Chairman
Mark Slouf, Secretary
Robert Lyng
Scott Klein
Chris Parker
Steve Williams

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager

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

CHAIRMAN 2017

Mr. Slouf motioned to appoint John Merva as Chairman, second by Mr. Klein. All ayes, motion carried 6-0.

VICE-CHAIRMAN 2017

Mr. Merva motioned to appoint Mark Slouf as Vice Chairman, second by Mr. Cook. All ayes, motion carried 6-0.

SECRETARY 2017

Mr. Merva motioned to appoint Mr. Cook as Secretary, second by Mr. Slouf. All ayes, motion carried 6-0.

MINUTES – DECEMBER 6, 2017

Mr. Slouf motioned to approve the December 6, 2016 Planning Commission meeting minutes, second by Mr. Merva. All ayes, motion carried 6-0.

SUBDIVISIONS:

2016-05 Donnon – 1501 Glenside Road – 3 Lots – Preliminary/Final

The Donnon subdivision plan was represented by Mark Padula from Inland Design. Mr. Padula gave a brief summary of the project. There was a discussion regarding the access land to the properties. The applicant raised concern over the construction cost of a road. It was noted that if constructed, this would be a private access road serving all three lots.

The Planning Commission reviewed the January 9, 2017 review letter submitted by EB Walsh. A site walk is to be set up. The Township Manager will coordinate a discussion between the two engineers and the applicant to resolve the concerns over a private access lane. It was also noted that the traffic impact study should be addressed by the Board of Supervisors. No additional action was taken.

2016-04 B. Ross Capps Minor Subdivision – 205 N. Wawaset Road – 2 Lots – Final

A representative was not present.

2015-06 Mayfair – Boulder Drive – 112 Units – Final

A representative was not present.

SKETCH PLANS:

SK16-05 Corrado – 1200 Old Shadyside Road – 2 Lots

A representative was not present.

SK16-04 Fowler – 1026 Stargazers Road – 3 Lots

Chris Daley from DL Howell & Associates represented the plan. Mr. Daley gave an overview of the three-lot subdivision. The proposal takes into consideration the easements controlled by the Brandywine Conservancy. Mr. Daley suggested that they would be seeking a waiver of the major subdivision requirements since this is a three-lot subdivision. The Planning Commission stated that they would like some form of certainty as to the building envelopes proposed. No additional action was taken on the plan.

SK16-03 Hoglen, LLC – 585 Groundhog College Road - 42 Lots

James Fritch represented the sketch plan. Mr. Fritch gave an overview of the 42-lot subdivision to the Planning Commission. Mr. Fritch stated that there would be 7,060 linear feet of roadway constructed. Chairman Merva questioned if Mr. Fritch thought he could complete the plan without any waivers. Mr. Fritch seemed doubtful that the plan could be accomplished without some form of waiver. The Commission asked Mr. Fritch if Mr. Lenfest had considered the prior plan, which was brought before the Township several years prior and called for eight (8) lots. Mr. Fritch stated that this plan was being pursued because it was more profitable for Mr. Lenfest. The Commission asked for any public comment on the proposal.

1. Aileen Kennedy – 541 Groundhog College Road – Stated her opposition to the plan. She stated that she bought her house for the peace and quiet of the neighborhood.
2. Jane Callahan – 1258 W. Strasburg Road - Stated opposition to the plan and felt the old plan should be utilized.
3. Laura Shannon – Warpath Road – Stated her preference for the previous plan which included eight (8) large lots.
4. Jill Roberts-Lewis – Groundhog College Road – Stated her support for the previously submitted eight (8) lot subdivision.
5. Harriet Henderson – 109 Youngs Road – Requested a larger buffer be considered that will protect the Broad Run stream.
6. John Theilacker of the Brandywine Conservancy commented on the vested status of a submitted plan in relation to ordinance changes.
7. Dale Hunt – 501 Groundhog College Road – Stated his concern for the preservation of the Broad Run stream.

BUSINESS:

Brandywine Conservancy – Natural Resource Standards and Landscape Ordinance Study

John Theilacker presented his most recent revisions to the Natural Resource Protection Ordinance. Mr. Theilacker stated that he would give the Commission the month to review the ordinance and would return to the February meeting for comment. He will also be joined by Beth Barnum, who is handling the landscape design portions of the ordinance.

NOTES:

- The Planning Commission will next meet on February 7 at 8:00 PM.
- The January 17 Planning Commission meeting is cancelled.

There being no other business, Mr. Cook motioned to adjourn the meeting, second by Mr. Slouf. All ayes, motion carried 6-0.

Respectfully Submitted,

William Cook
Secretary

WC/kw