

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
FEBRUARY 7, 2017**

**ATTENDING**

**PLANNING COMMISSION:**

John Merva, Chairman  
Mark Slouf, Vice Chairman  
William Cook, Secretary  
Robert Lyng  
David McClung  
Chris Parker  
Steve Williams (8:24PM)

**TOWNSHIP PERSONNEL:**

Justin Yaich, Township Manager  
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:03 PM.

**MINUTES – JANUARY 10, 2017**

Mr. Lyng motioned to approve the January 10, 2017 Planning Commission meeting minutes, second by Mr. Parker. All ayes, motion carried 6-0.

**SUBDIVISIONS:**

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

Time extension will be necessary. The Township Manager explained the opinion of the Solicitor regarding the front yard setbacks. No other discussion took place. The applicant was not present.

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

Ashley Hickman from E.B. Walsh presented the plans on behalf of the applicant. Mr. Hickman stated that the annexation is intended for horses. The Planning Commission raised several concerns with the potential of creating a land locked piece of land. Mr. Hickman is going to collect some answers for the Planning Commission and return in March. Mr. Hickman, on behalf of the applicant, signed the 90-day extension of the plan.

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

A representative was not present. The Township Manager reported that a 90-day extension was received from the applicant.

**SKETCH PLANS:**

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

A representative was not present.

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

A representative was not present. Discussion will continue at the March Planning Commission meeting.

**BUSINESS:**

Brandywine Conservancy – Natural Resource Standards and Landscape Ordinance Study

Beth Barnum of the Brandywine Conservancy presented updates to the Landscape Ordinance draft. The Planning Commission had a general discussion regarding the updates. Discussion also took place on the cost and feasibility of enforcing the proposed language.

**NOTES:**

- The Planning Commission will next meet on March 7 at 8:00 PM.
- The February 21 Planning Commission meeting is cancelled.

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

Respectfully Submitted,

William Cook  
Secretary

WC/kw